

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

Date: May 9, 2017  
(Council Members are asked to call the Town Manager's Office if they are unable to attend.)

Time: 7:00 p.m.

Location: Town Hall Council Chambers

**Agenda**

- A. Call to Order
- B. Pledge of Allegiance
- C. Proclamations and Recognitions
  - 1. Jordan Sicklick - Stephen A. Flis Scholarship recipient
  - 2. Michelle Mordasiewicz- Girl Scout Gold Proclamation
  - 3. Isabella Alfano- Girl Scout Gold Proclamation
  - 4. Rosario Raffa and Ross McKee - Citizen Recognition Awards
- D. Public Hearing - None
- E. New Items
- F. Public Comment
- G. Reading of Minutes
  - 1. April 3, 2017 Regular Town Council Meeting
- H. Reading of Communications and Written Appeals
  - 1. Legislative Correspondence
  - 2. Resident Correspondence – Bill Colton
- I. Report of Committees
  - 1. UCONN Committee(s)
  - 2. Land Acquisition Committee
  - 3. Green Efforts Committee
  - 4. Joint Town of Farmington/City of Hartford Committee
  - 5. Bicycle Advisory Committee
  - 6. Farmington Gateways Committee
  - 7. Farmington High School Building Committee

J. Report of the Council Chair and Liaisons

1. Chair Report
2. Board of Education Liaison Report
3. Unionville Village Improvement Association Liaison Report
4. Town Plan and Zoning Liaison Report
5. Water Pollution Control Authority Report
6. Economic Development Commission Liaison Report
7. Human Relations Commission Report
8. Chamber of Commerce Report
9. Other Liaison Reports

K. Report of the Town Manager— Memorial Day Parade, State Budget Update, Farmington High School Building Project Schedule, Debt Issue/Credit Rating.

L. Appointments

1. Plainville Area Cable TV Advisory Council (R)
2. Plainville Area Cable TV Advisory Council (R)
3. North Central Regional Mental Health Board, Inc. (Wienke)(R)
4. Building Code Board of Appeals (Hammerberg)(D)
5. Farmington Historic District Commission Alternate (Haviland)(R)
6. Housing Authority (Mason)(D)
7. Housing Authority (Lawless) (R)
8. Joint Green Efforts Committee (Foote)
9. Farmington Valley Health District (Parlow) (D)
10. Human Relations Commission (Sliwinski) (R)

M. Old Business - None

N. New Business

1. To set the Property Tax Rate and Solid Waste Special Service Charge for the 2017-2018 Fiscal Year.
2. To approve the transfer of uncollectible property taxes to the Suspense Tax Book.
3. To Award Bid # 247, "Exterior Lighting Replacement-VariouS Buildings" to Electrical Energy Systems Corporation of Southington, CT at a contract cost of \$945,774.
4. To Award Bid # 260, "Unionville Sidewalk Replacement" to Morais Concrete Service, Inc. of Springfield, MA at a contract cost of \$241,682.50.
5. To Award Bid # 261, "Drainage Improvements- Mohawk Drive" to Complete Construction Company of Ansonia, CT at a contract cost of \$246,986.50.

6. That Simsbury Bank of Simsbury, CT be added to the list of depositories for town funds and investments.
  7. That pursuant to Section 55-10 of the Town of Farmington Purchasing Ordinance the bidding requirements under Section 55-1 be waived so that the Police Department may contract with Associated Security Corporation to update the Town's Alarm Monitoring System at a cost not to exceed \$30,900.
  8. To set a special Town Council Meeting on Wednesday, May 24 (if needed) for approval of the Farmington High School Building Committee schematic design package and cost estimate.
  9. To set a public hearing on June 13, 2017 at 7:05 pm in the Town Hall Council Chambers for the purchase of 440 and 8658 Plainville Avenue.
  10. To Accept Country Central Way as a Town Road, from the intersection of Melrose Drive a distance of approximately 1,033 Feet to its existing terminus.
  11. To approve property tax refunds.
- O. Executive Session
1. Attorney-Client Privileged Communications Exempt from Disclosure
  2. Land Acquisition
- P. Adjournment

## RESOLUTION OF COMMENDATION

WHEREAS, the Stephen A. Flis Scholarship was established in 1985 and dedicated to Stephen A. Flis, who served as Town Manager of the Town of Farmington from 1955 to 1985, and

WHEREAS, the scholarship was established for Farmington residents seeking a college degree in Public Administration and/or Public Service, and

WHEREAS, Jordan Sicklick of Farmington submitted his application to the Stephen A. Flis Scholarship Committee, and

WHEREAS, the Stephen A. Flis Scholarship Committee unanimously chose Jordan Sicklick's application and has approved a scholarship award of \$500.00, and

WHEREAS, Jordan served as a teacher and community service group member of his faith community, served as the President of the Project Haiti Club, going to Haiti twice on building trips, as well as the President of the Peer Leaders, and successfully organized a fundraiser at Farmington High School for typhoon victims, while playing Goal Keeper for the Farmington High School Soccer Team and Farmington Sports Arena, and,

WHEREAS, Jordan Sicklick will be attending college where he can continue his dedication to public service.

NOW, THEREFORE BE IT RESOLVED, that the Farmington Town Council commends Jordan Sicklick on his scholarship award and hereby encourages his continued success with his future studies.

Dated at Farmington, Connecticut this 9<sup>th</sup> day of May 2017.

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Nancy W. Nickerson  
Farmington Town Council Chair

## PROCLAMATION

WHEREAS, the Girl Scouts of America help 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 Girl Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Girl Scouting is the attainment of the Girl Scout Gold Award, and

WHEREAS, Michelle Mordasiewicz, from the Girl Scouts of Connecticut Council, recently completed the requirements for the 2017 Girl Scout Gold Award, and

WHEREAS, Michelle Mordasiewicz's Take Action project aimed to raise awareness about domestic violence and address ways victims can protect themselves through her event "Breaking Silence- Fight Against Domestic Violence," and

WHEREAS, Michelle Mordasiewicz, worked with the community organizations to raise awareness and advertise for the event, and collected donations for the Prudence Crandall Center, and

WHEREAS, Michelle Mordasiewicz utilized multiple platforms to reach a larger audience to raise awareness, including the Hartford Courant, Valley Press, Farmington Patch, and created a website to create a long-lasting impact on the fight against domestic violence, and

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, I hereby extend to Girl Scout 2017 Gold Award recipient, Michelle Mordasiewicz, our best wishes and we hereby proclaim May 9, 2017 as Michelle Mordasiewicz Day in Farmington.

DATED AT FARMINGTON, CONNECTICUT this 9th day of May 2017.

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Nancy W. Nickerson  
Farmington Town Council Chair

## PROCLAMATION

WHEREAS, the Girl Scouts of America help 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 Girl Scouts of America which benefit our community, and

WHEREAS, one of the crowning achievements of Girl Scouting is the attainment of the Girl Scout Gold Award, and

WHEREAS, Isabella Alfano, from the Girl Scouts of Connecticut Council, recently completed the requirements for the 2017 Girl Scout Gold Award, and

WHEREAS, Isabella Alfano's Take Action project started a 4<sup>th</sup> grade Book Club at West District Elementary School where she planned portions of readings to be completed each week along with discussion and activities, and

WHEREAS, Isabella Alfano, with the assistance of her troop, raised enough money through a bake sale to supply each 4<sup>th</sup> grade teacher, the librarian, and literary specialist with the 4 books in the series that the book club participants were reading, and

WHEREAS, Isabella Alfano's passion for literacy and sharing the enjoyment of reading with others enabled her to establish a successful book club that West District Elementary School will continue each year, and

NOW, THEREFORE, BE IT RESOLVED, that on behalf of the Farmington Town Council, I hereby extend to Girl Scout 2017 Gold Award recipient, Isabella Alfano, our best wishes and we hereby proclaim May 10, 2017 as Isabella Alfano Day in Farmington.

DATED AT FARMINGTON, CONNECTICUT this 9th day of May 2017.

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Nancy W. Nickerson  
Farmington Town Council Chair

THE TOWN OF FARMINGTON

INCORPORATED 1645



April 18, 2017

Senator Beth Bye  
Legislative Office Building, Room 3100  
Connecticut General Assembly  
Hartford, CT 06106

Senator Terry Gerratana  
Legislative Office Building, Room 3100  
Connecticut General Assembly  
Hartford, CT 06106

Representative Michael Demicco  
Legislative Office Building, Room 400  
Connecticut General Assembly  
Hartford, CT 06106

Representative Derek Slap  
Legislative Office Building, Room 400  
Connecticut General Assembly  
Hartford, CT 06106

*H-1*  
*emailed 4-19-17*

TOWN HALL  
1 MONTEITH DRIVE  
FARMINGTON, CONNECTICUT 06032-1053

INFORMATION ((860) 675-2300  
FAX (860) 675-7140

Dear Senator Bye, Senator Gerratana; Representative Slap, Representative Demicco:

For more than 70 years, the state has chronically unfunded teachers' pensions, resulting in tremendous increases in the amount the state has had to contribute to the fund to address unfunded pension liabilities. Based on the bond covenant that the state entered into with investors, the state cannot reduce its contribution. Requiring towns to bear the burden of funding the state-run, state-managed Teachers' Pension Fund is patently unfair.

Furthermore, the Governor's proposal slashes funding for the Education Commission of the States (ECS) for many communities and it eliminates the Special Education Excess Cost grant which might shift even more of the burden onto Farmington's residents.

The Town of Farmington respectfully requests that you speak to your colleagues in the appropriations committee regarding these issues and vote against any bill that would support these cuts. Thank you for your attention to these matters.

Please do not hesitate to contact my office at 860.675.2350 with further questions.

Sincerely,

*Kathleen A Eagen*  
Kathleen A. Eagen  
Town Manager

KAE/as

cc: Town Council

AN EQUAL OPPORTUNITY EMPLOYER



H-2

To: Kathy Eagan  
From: William Colton  
Re: Serra Drive  
Date: May 3, 2017

At a recent Town Council meeting, the Council was presented with a request for an easement over "open space" land bordering the south side of Serra Drive. Several of the residents of Serra Drive, myself included, appeared and spoke, during the public comment section, in opposition to the request. In lieu of forwarding the request to the Town Planning and Zoning Commission, final action was delayed to allow for further study.

While there are numerous reasons for our opposition, one of the main ones is that the issue had been decided years ago when a similar request was made. We felt that the issue had been decided so that no further easements would be granted, so we were surprised to see the current request appear before the Council.

As the result of the work of you and your staff, including the finding of the files from that time, we would like to request a resolution by providing a conservation easement for the "open space" land. While not guaranteeing that no easement will ever be granted, it does provide a process and procedure that will generally insure the continuation of easement free land.

We would also like to commend you and your staff for preserving and finding a great solution.

cc:

Annette and Jeff Murphy  
Betty and Victor DaCruz  
Mohammed Issac  
Falguni Patel



MOTION:

Agenda Item K

**Report of the Town Manager—** Memorial Day Parade, State Budget Update, Farmington High School Building Project Schedule, Debt Issue/Credit Report.

**Memorial Day Parade**

The Memorial Day Parade is scheduled for Monday, May 29, 2017. The parade in the Farmington section of town will form up at 8:00 a.m. and step off at 8:30 a.m. The Unionville section of town will form up at 10:00 a.m. and step off at 10:30 a.m.

**State Budget Update**

See Attachment

The Town Manager and Finance Director will provide an update at the meeting.

**Farmington High School Building Project:**

Chapter 53 "Public Buildings" of the Farmington Town Code states that the Building Committee will submit schematic drawings and project cost estimates to the Board of Education and Town Council for approval. At the May 3, 2017 Farmington High School Building meeting the Committee approved sending schematic drawings and project cost estimates to the Board of Education and Town Council for approval. The Board of Education is scheduled to consider the schematic drawings and project cost estimates at its May 22, 2017 meeting.

At the May 23, 2017 Town Council meeting the Town Council will be considering the Farmington High School Building Project for approval. Per Chapter 53, upon Town Council approval of the schematic drawings and project cost estimates the Town Council will set a Town Meeting and Referendum for the total project costs and refer the project to the Town Plan and Zoning Commission for a report under C.G. S Section 8-24. If the Town Council approves the schematic drawings and project cost estimates as recommended by the Farmington Building Committee the upcoming schedule is as follows:

May 23, 2017-

- Presentation from Farmington High School Building Committee
- Approval of schematic drawings and project cost estimates.
- Resolution to set the Special Town Meeting and Referendum
- Refer the Project to the Town Plan and Zoning for an 8-24 Report

June 5, 2017

- Special Town Meeting- Farmington High School

June 15, 2017

- Referendum

Any changes that the Town Council makes to the schematic drawings or the cost estimates on May 23, 2017 would need to go back to the Building Committee. The Building Committee would then have to recommend the amended schematic

drawings and cost estimates to the Board of Education and Town Council for approval.

**Debt Issue/Credit Report (Attachment)**

The Town of Farmington recently issued \$42 million dollars in Bond Anticipation Notes (BANS). As part of the process of issuing the BANS the Town obtained a credit rating from Moody's Investor's Service. I am pleased to announce that Moody's assigned a MIG 1 to the BANS, which is the highest rating available for note obligations and affirmed the Town's Aaa rating on our outstanding bonds. I have attached the report for your information.

It is important to note that the Credit Report states that the potential for significant increases in debt levels in connection with a proposed High School project is of concern. The report states that "higher leverage of this magnitude would reduce the town's financial flexibility, likely putting downward pressure on the rating." The Report also notes that it is likely that the Town would have to revise its current debt policies which limit debt service to under 10% of expenditures, if the project is approved.

I believe that Moody's cautionary discussion on the impact of a large debt issuance such as the proposed High School project might have on the Town's credit rating warrants a discussion by the Town Council.

FY2016/2017  
STATE GRANT ESTIMATES  
AS OF APRIL 30, 2017

Attachment

ACCOUNT DESCRIPTION	FY16/17 ADOPTED BUDGET	PER STATE OPM*	VARIANCE	RECEIVED TO 4/30/2017
PILOT: STATE PROPERTY	3,086,385	3,134,814	48,429	3,134,814
PILOT: COLLEGES & HOSPITALS	29,924	29,691	(233)	29,691
PEQUOT/MOHEGAN FUND GRANT	29,874	29,796	(78)	19,864
REVENUE SHARING-PROJECTS	545,804	545,804	-	-
REVENUE SHARING- SALES TAX	241,319	335,287	93,968	335,287
TOWN AID ROADS	373,341	373,438	97	373,438
EDUCATION GRANTS (ECS)	1,181,846	1,036,863 **	(144,983)	1,036,574
PUBLIC SCHOOL TRANSPORTATION GRT	16,577	-	(16,577)	-
<b>TOTAL</b>	<b>5,505,070</b>	<b>5,485,693</b>	<b>(19,377)</b>	<b>4,929,668</b>

\* Source: State of Connecticut FY2015, FY2016 and FY2017 Estimates of State Formula Aid to Municipalities  
August 11, 2016

\*\* On December 29, 2016 the Governor announced mid-year budget reductions to education grants and to the LOCIP program. The amount shown is the estimate of what the Town will receive for the ECS grant based upon the reduction.

In January 2017 the Town learned that an audit adjustment to the Farmington Public Schools 2015-2016 Excess Costs Grant in the amount of \$58,217 would be taken against the Town's FY2016/2017 ECS Grant. This is in addition to the reduction made by the Governor in December of 2016.

## CREDIT OPINION

13 April 2017

### New Issue

Rate this Research >>

#### Contacts

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 thomas.jacobs@moodys.com

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## Farmington (Town of), CT

### New Issue - Moody's Assigns MIG 1 to Farmington, CT's BANs

#### Summary Rating Rationale

Moody's Investors Service has assigned a MIG 1 rating to the Town of Farmington, Connecticut's \$42 million General Obligation Bond Anticipation Notes which will be dated May 9, 2017 and due May 8, 2018. Moody's maintains a Aaa rating on approximately \$35 million of outstanding GO debt.

The MIG 1 rating incorporates the town's strong long-term fundamental credit characteristics, takeout management, and history of favorable market access. The rating also factors in the town's low liquidity relative to the amount of short-term notes.

The Aaa rating reflects the town's sizeable and affluent tax base near Hartford (Ba2 negative), stable financial position, and manageable long-term liabilities. Proposed large increase in debt in connection with a high school renovation project and state aid uncertainty represent potential credit risks for the town.

#### Credit Strengths

- » Stable financial position guided by sound formal policies
- » Sizeable tax base located 10 miles west of Hartford
- » Manageable long-term fixed costs
- » High resident wealth and income
- » History of market access

#### Credit Challenges

- » State level funding uncertainty in fiscal 2018 and beyond
- » Proposal to shift portion of teachers' pension costs to the town in Governor's fiscal 2018 budget
- » Potential for significant increases in debt levels in connection with a proposed school project
- » Below average reserve levels for the rating category

#### Rating Outlook

Moody's does not generally assign long-term rating outlooks to local government credits with this amount of debt outstanding.

## Factors that Could Lead to an Upgrade

- » Not applicable

## Factors that Could Lead to a Downgrade to Long-Term Rating (or BANs Rating as Noted)

- » Decline in reserve levels
- » Increased debt levels leading to loss of financial flexibility
- » State fiscal challenges materially impacting town finances
- » Significant decline in long-term credit quality or liquidity (BANs rating)
- » Challenges accessing the capital markets or implementing takeout financing including state loans (BANs rating)

## Key Indicators

Exhibit 1

Farmington (Town of) CT	2012	2013	2014	2015	2016
<b>Economy/ Tax Base</b>					
Total Full Value (\$000)	\$ 5,016,473	\$ 5,313,947	\$ 5,286,801	\$ 5,214,499	\$ 5,115,010
Full Value Per Capita	\$ 198,053	\$ 208,972	\$ 207,204	\$ 203,986	\$ 200,094
Median Family Income (% of US Median)	171.2%	177.8%	181.5%	181.8%	181.8%
<b>Finances</b>					
Operating Revenue (\$000)	\$ 93,722	\$ 97,225	\$ 99,969	\$ 100,846	\$ 104,543
Fund Balance as a % of Revenues	8.8%	9.4%	9.7%	11.0%	11.0%
Cash Balance as a % of Revenues	9.3%	10.4%	12.1%	15.8%	17.8%
<b>Debt/Pensions</b>					
Net Direct Debt (\$000)	\$ 56,453	\$ 50,529	\$ 44,250	\$ 43,711	\$ 74,427
Net Direct Debt / Operating Revenues (x)	0.6x	0.5x	0.4x	0.4x	0.7x
Net Direct Debt / Full Value (%)	1.1%	1.0%	0.8%	0.8%	1.5%
Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x)	0.5x	0.6x	0.6x	0.7x	0.6x
Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%)	1.0%	1.2%	1.2%	1.3%	1.3%

June 30th fiscal year end. Operating Revenues, Fund Balance and Cash Balance reflect combined General Fund and Debt Service Funds.

Source: Town's audited financial statements, Moody's Investors Service

## Detailed Rating Considerations

### Economy and Tax Base: Sizeable Tax Base Near Hartford

Farmington's sizeable \$5.1 billion Equalized Net Grand List (ENGL) will remain stable with moderate growth over the medium term given its close proximity to the City of Hartford and presence of the University of Connecticut Health Center.

The ENGL, which approximates full value, has declined modestly in each of the last three fiscal years after a nearly 6% gain in fiscal 2013. Following a revaluation in 2012 (effective starting in fiscal 2014), which captured the housing market downturn, the net taxable grand list or assessed value declined 7.2%, a moderate amount compared to surrounding areas. In each of the four years since then assessed value has increased modestly, with growth ranging from 0.6% to 1.2%.

Management reports a number of residential and commercial projects in various stages of development. Due to recent zoning regulation changes, management expects future development for office space near the University of Connecticut (UCONN) Health Center facility. UCONN Health Center is the town's largest employer with approximately 5,700 employees.

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on [www.moody's.com](http://www.moody's.com) for the most updated credit rating action information and rating history

Wealth and income levels are strong with per capita and median family incomes representing 181% and 182% of the nation, respectively. While these levels are generally in line with the national medians for Aaa rated cities, they are weaker than the medians for similarly rated Connecticut municipalities which have median MFI and PCI levels exceeding 200% of the US. Housing values in the town are also strong as evidenced by a robust equalized value per capita of approximately \$200,000 (225% and 149% of the US and state medians, respectively). Due to its proximity to employment opportunities in the Hartford metropolitan area, the town's unemployment rate (3.9% in January 2017) remains below those of the state (5.4%) and the nation (5.1%).

#### **Financial Operations, Reserves and Coverage: Stable Financial Position; State Level Uncertainty Poses Risks**

Farmington's financial position will likely remain stable given the town's history of conservative budgeting and maintenance of satisfactory reserve levels guided by a formal fund balance policy. Reserve levels have trended up gradually over the past few years, with the available General Fund balance (unassigned, assigned, and committed) averaging 9.8% of revenues since 2011. The town has a formal policy to maintain unassigned General Fund balance between 8% and 12% of revenues. The town's stable operating performance is a key credit strength as reserves are below average compared to similarly rated state and US municipalities and declines in reserves would put downward pressure on the rating.

The city is facing some uncertainty due to state level challenges and proposed debt plans. The Governor's fiscal 2018 budget proposal cuts aid and shifts a portion of the state teachers' pension plan annual contribution to the town. Favorably the town has communicated a realistic plan to address these potential extra costs or loss of revenues. Additionally, the town is contemplating a large high school renovation project that would result in a material increase in leverage and debt service; however, the project remains subject to voter approval.

Fiscal 2016 results were positive with the town achieving an operating surplus just over \$400,000. Drivers of the surplus included favorable property tax variances (\$399,000; current and delinquent) and lower than anticipated town and education spending (\$505,000). The available General Fund balance at fiscal year end was \$11.3 million or a below average 10.8% of revenues. Stable financial performance and the high percentage of revenues derived from predictable property taxes mitigate the lower than typical reserves.

The fiscal 2017 adopted budget reflects growth of 3.1% over the revised fiscal 2016 budget and includes a 2.7% increase in the mill rate and no appropriation of fund balance. About three-quarters of the increase in spending is attributable to growth in education costs. With about 2 ½ months remaining in the fiscal year, management is forecasting a \$600,000 operating surplus, evenly split between favorable variances for revenues and expenditures.

The proposed fiscal 2018 budget reflects a 2.1% increase in spending over the adopted fiscal 2017 budget and includes a 3.5% increase in the mill rate and no appropriation of reserves. The town's budget reflects state aid cuts detailed in the Governor's proposed budget but does not factor in the shift of a portion of the teachers' pension costs from the state to the town which, if adopted, would amount to \$3.3 million in fiscal 2018. We expect the state budget to be materially altered as it progresses through the legislative process, however if the budget is adopted as is, the town has a realistic plan to absorb this additional cost including issuance of a supplemental tax bill, reducing capital project expenditures and use of accumulated surplus internal service fund reserves.

Favorably, Farmington is not heavily reliant on economically sensitive or state revenues, as property taxes represent the largest component (85.3% in fiscal 2016) and collections are very strong at greater than 99.5% annually over the last decade. State aid, including aid for education, comprised 12.6% of 2016 revenues. The largest expenditure is education (64.5% of 2016 operating expenditures), followed by public safety (9.2%), and debt service (6.2%).

#### **LIQUIDITY**

The town's net cash position at the close of fiscal 2016 was \$18.6 million, or 17.8% of General Fund revenues. The liquidity position represents 41% of the amount of BANs that will be outstanding. The town's moderate liquidity position is mitigated by its ability to secure loans through the Connecticut's Clean Water Fund as well as the town's history of market access for GO debt issuances.

**Debt, Pensions and Legal Covenants: Slightly Elevated Debt; Below Average Pension Burden**

The direct debt burden (pro forma) of 1.6% of equalized full value is slightly above average compared to other Aaa rated towns nationwide and in Connecticut. The town's debt level, while currently manageable, may increase over the next few years if the town moves forward with a \$130 million high school renovation project, of which the town would be responsible for approximately \$100 million. This increase in debt remains subject to voter approval. Higher leverage of this magnitude would reduce the town's financial flexibility, likely putting downward pressure on the rating. The town's five year capital improvement plan, which does not yet include the aforementioned high school renovation project, only contemplates a very manageable \$17 million of debt financing. Mitigants to the debt burden include the low interest and longer term state loans that will likely refinance the \$42 million BANs that are being issued in connection with the upgrade to the wastewater plant, the town's quick payout of principal on existing debt and commitment to its pay-as-you-go capital program. The town has a policy to allocate a minimum of 2.5% of General Fund revenues to capital projects. The budgeted 2017 pay-go capital expenditures accounted for 2.9% of expenditures.

The town may hold a special referendum for the \$130 million high school renovation project cited above as early as this June. The pro forma debt service schedule including the existing debt, the takeout financing of the BANs, and addition of bonds for the renovation project (in 3 annual tranches beginning in fiscal 2018) would result in debt service as a percentage of expenditures more than doubling from the fiscal 2016 level of 6.4% of expenditures. To accommodate this issuance, the town would likely have to revise its current debt policies which limit debt service to under 10% of expenditures.

Total fixed costs for fiscal 2016, including retiree health care payments, required pension contributions, and debt service, represented a manageable 10.5% of expenditures. This level will increase when permanent financing is in place for the BANs and see further material growth if the town goes ahead with the high school project.

**DEBT STRUCTURE**

All of the debt is fixed rate with 90% amortizing over the next decade.

**DEBT-RELATED DERIVATIVES**

The town is not party to any debt-related derivatives.

**PENSIONS AND OPEB**

The town's pension liability is currently manageable. The town maintains a single-employer defined benefit pension plan for substantially all town employees, with the exception of teachers and certain school administrators who are covered under the state plan. The town fully funds its actuarially determined contribution, which was \$3.1 million in fiscal 2016, or a manageable 2.9% of Operating Fund expenditures. Teachers participate in the state teachers' pension plan however the town has no obligation to contribute. As noted earlier, the Governor's fiscal 2018 budget proposal, if adopted, would require the town to assume a portion of the annual funding requirement.

The 2016 adjusted net pension liability, under Moody's methodology for adjusting reported pension data, is \$66.8 million (3 year average), or a below average 0.6 times General Fund revenues. Moody's uses the adjusted net pension liability to improve comparability of reported pension liabilities. The adjustments are not intended to replace the towns reported liability information, but to improve comparability with other rated entities.

The town funds other post employment benefits (OPEB) on a pay-as-you-go basis which cost \$1.1 million (1.1% of expenditures) in fiscal 2016, representing 33% of the town's ARC. The total unfunded liability is \$38.8 million as of July 1, 2015, the most recent valuation report.

**Management and Governance**

Management practices are strong as evidenced by conservative budgeting, long-term capital planning, and adherence to formal financial and debt policies.

Connecticut Cities have an Institutional Framework score of Aa, which is high compared to the nation. Institutional Framework scores measure a sector's legal ability to increase revenues and decrease expenditures. Connecticut cities' major revenue source, property taxes, is not subject to any caps. Unpredictable revenue fluctuations tend to be minor, or under 5% annually. Across the sector, fixed

and mandated costs are generally greater than 25% of expenditures. Connecticut has public sector unions and additional constraints, which limit the ability to cut expenditures. Unpredictable expenditure fluctuations tend to be minor, under 5% annually.

### Legal Security

The town's bonds and BANs are general obligations of the town.

### Use of Proceeds

The BANs are being issued to provide financing for the upgrade of the town's wastewater plant. The plant serves approximately 85% of Farmington as well as some surrounding towns and the UCONN Health Center. Of the \$42 million, \$35 million will redeem maturing BANs, and \$7 million is new money.

### Obligor Profile

Farmington is a residential suburb located in Hartford County. Its estimated population is 25,563 residents.

### Methodology

The principal methodology used in the short-term rating was US Bond Anticipation Notes published in April 2014. Please see the Rating Methodologies page on [www.moody.com](http://www.moody.com) for a copy of these methodologies.

### Ratings

Exhibit 2

#### Farmington (Town of) CT

Issue	Rating
General Obligation Bond Anticipation Notes	MIG 1
Rating Type	Underlying ST
Sale Amount	\$42,000,000
Expected Sale Date	04/27/2017
Rating Description	Note: Bond Anticipation

Source: Moody's Investors Service



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REPORT NUMBER 1066728

MOTION: Agenda Item L-1

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, 2018. (R)

MOTION: Agenda Item L-2

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, 2018. (R)

MOTION: Agenda Item L-3

That \_\_\_\_\_ be appointed to the North Central Regional Mental Health Board, Inc. for the balance of a two-year term beginning immediately and ending September 30, 2017. (Wienke) (R)

MOTION: Agenda Item L-4

That \_\_\_\_\_ be appointed to the Building Code Board of Appeals for the balance of a five-year term beginning immediately and ending September 30, 2021. (Hammerberg) (D)

MOTION: Agenda Item L-5

That \_\_\_\_\_ be appointed as an **Alternate** to the Farmington Historic District Commission for the balance of a three-year term beginning immediately and ending September 30, 2019. (Haviland) (R)

MOTION: Agenda Item L-6

That \_\_\_\_\_ be appointed to the Housing Authority for the balance of a five-year term beginning immediately and ending September 30, 2021. (Mason) (D)

MOTION: Agenda Item L-7

That \_\_\_\_\_ be appointed to the Housing Authority for the balance of a five-year term beginning immediately and ending September 30, 2021. (Lawless) (R)

MOTION: Agenda Item L-8

That \_\_\_\_\_ be appointed to the Joint Green Efforts Committee beginning immediately for an indefinite term. (Foote)

MOTION:

Agenda Item L-9

That \_\_\_\_\_ be appointed to the Farmington Valley Health District for the balance of a three-year term beginning immediately and ending December 31, 2019. (Parlow) (D)

MOTION:

Agenda Item L-10

That \_\_\_\_\_ be appointed to the Human Relations Commission for the balance of a two-year term beginning immediately and ending June 30, 2018. (Sliwinski) (R)

MOTION:

Agenda Item N-1

That a property tax rate of 26.68 mills be levied on the net taxable Grand List of October 1, 2016 in the amount of \$3,595,959,571 to meet the appropriations of the Town of Farmington for the fiscal year beginning July 1, 2017 through June 30, 2018,

And,

That such taxes shall be payable in equal installments on July 1, 2017 and January 1, 2018 except that property taxes as defined in Section 12-141 of the Connecticut General Statutes in an amount not in excess of one hundred dollars shall be due and payable in a single payment on July 1, 2017 as provided by Section 12-144 of the Connecticut General Statutes, and except that any tax on any motor vehicle shall be due and payable in full on July 1, 2017 as provided in Section 12-144(a) of the Connecticut General Statutes,

And,

That the Solid Waste Service Charge be set at \$235.00 for the fiscal year beginning July 1, 2017.

**MOTION:**

Agenda Item N-2

To approve the transfer of uncollectible property taxes to the Suspense Tax Book.

**NOTE:**

In accordance with Section 12-165 of the Connecticut State Statutes, the Tax Collector has recommended the 2016 Suspense Tax Book. This book has been compiled for the purposes of identifying sums that may be uncollectible, and no way does it represent a cancellation of the tax. The Tax Office will continue to exercise every possible avenue to collect the unpaid tax. Those who own motor vehicles cannot register a vehicle in the State of Connecticut until the tax is paid.

The total sum involved is \$54,621.68.

If any Town Council member would like the actual Suspense Tax Book, please let me know and I will have a copy provided to you.

MOTION:

Agenda Item N-3

To Award Bid # 247, "Exterior Lighting Replacement-VariouS Buildings" to Electrical Energy Systems Corporation of Southington, CT at a contract cost of \$945,774.

NOTE: The purpose of this motion is to award a contract to replace the exterior lighting at the seven public school facilities and the town hall. Bids were solicited and opened on March 21, 2017. Staff has reviewed the bids from both bidders and checked references. Based upon their review and reference check, they recommend that the bid be awarded to Electrical Energy Systems Corporation of Southington, CT. Funds for this project are included in the capital budget.

There is no tax payer money in this project, as the capital funds are a combination of energy performance contract incentive money, CRRA settlement funds, and several small grants received for the Town's green efforts.

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

/Attachment

N-3

**Town of Farmington  
 Bid Tally Sheet  
 Bid #247  
 EXTERIOR LIGHTING REPLACEMENT-VARIOUS BUILDINGS  
 Opened: 3/21/17 at 11:00 am**

UNIT	ESTIMATED QUANTITY	DESCRIPTION:	Bidder 1		Bidder 2
			Electrical Energy Systems Corporation Southington, CT		Martin Laviero Contractor Bristol, CT
			Bid Proposal	Alternate Bid (using existing bases)	Bid Proposal
LS	1	Town Hall – building lights	\$19,377.00	\$19,377.00	\$26,000.00
LS	1	Town Hall – site lighting	\$109,977.00	\$91,924.00 Engineering \$1,500.00	\$98,500.00
LS	1	High School – building lights	\$46,509.00	\$46,509.00	\$59,000.00
LS	1	High School – site lighting	\$138,434.00	\$138,434.00	\$154,800.00
LS	1	Irving Robbins – ALL lights	\$52,650.00	\$12,291.00	\$62,000.00
LS	1	West Woods – building lights	\$21,590.00	\$21,590.00	\$22,500.00
LS	1	West Woods – site lighting	\$157,768.00	\$113,284.00 Engineering \$1,500.00	\$156,900.00
LS	1	East Farms – building lights	\$25,768.00	\$25,768.00	\$32,000.00
LS	1	East Farms – site lighting	\$101,062.00	\$101,062.00	\$85,000.00
LS	1	Noah Wallace – building lights	\$12,958.00	\$12,958.00	\$14,850.00
LS	1	Noah Wallace – site lighting	\$57,897.00	\$58,897.00	\$55,000.00
LS	1	West District – building lights	\$7,233.00	\$7,233.00	\$13,500.00
LS	1	West District - site lighting	\$92,133.00	\$92,133.00 Engineering \$1,500.00	\$74,500.00
LS	1	Union - building lights	\$10,343.00	\$10,333.00	\$13,650.00
LS	1	Union - site lighting	\$92,075.00	\$88,723.00	\$92,000.00
		IAR Site		\$40,359.00	
<b>TOTAL BASE BID AMOUNT</b>			<b>\$945,774.00</b>	<b>\$885,375.00</b>	<b>\$960,200.00</b>

**Recommendation: That award be made to Bidder #1, Electrical Energy Systems Corporation of Southington, CT at a total contract price of \$945,774.00.**

**Funding Source:**

**Account # 411715-54410-13176**

**Amount: \$960,668**

MOTION:

Agenda Item N-4

To Award Bid # 260, "Unionville Sidewalk Replacement" to Morais Concrete Service, Inc. of Springfield, MA at a contract cost of \$241,682.50.

NOTE: The purpose of this motion is to award a contract to replace the sidewalks along various streets in Unionville including Platner, Mill, School, and Maple Avenue. Bids were solicited and opened on April 25, 2017. Staff has reviewed the bids and checked the references of the low bidder. Based upon their review and reference check, they recommend that the bid be awarded to Morais Concrete Service, Inc. Funds for this project are included in the FY2017/2018 capital budget.

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

/Attachment



**Bid # 260 Unionville Sidewalk Replacement  
Bid Opening April 25, 2017 at 11:30 am**

N-1

ITEM NUMBER	UNIT	ESTIMATED QUANTITY	BRIEF DESCRIPTION	Bidders						
				Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5	Bidder 6	Bidder 7
201001	LS.	1	CLEARING & GRUBBING	Morais Concrete Service Inc. Springfield, MA	Clower Construction Company Bristol, CT	Colossale Concrete, Inc. Berlin, CT	Trademark Contractors, LLC Bristol, CT	William M. Laydon Construction North Haven, CT	B&W Paving & Landscaping LLC Waterford, CT	Guerrera Construction Company, Inc. Oxford, CT
				\$20,000.00	\$38,900.00	\$5,000.00	\$14,500.00	\$1,200.00	\$11,000.00	\$15,000.00
				\$20,000.00	\$38,900.00	\$5,000.00	\$14,500.00	\$1,200.00	\$11,000.00	\$15,000.00
219012	EA.	10	SEDIMENTATION CONTROL AT CATCH BASIN	\$120.00	\$100.00	\$120.00	\$200.00	\$75.00	\$200.00	\$130.00
				\$1,200.00	\$1,000.00	\$1,200.00	\$2,000.00	\$750.00	\$2,000.00	\$1,300.00
202529	L.F.	1,171	CUT BITUMINOUS CONCRETE PAVEMENT	\$2.00	\$4.00	\$2.50	\$3.00	\$3.00	\$4.00	\$3.00
				\$2,342.00	\$4,684.00	\$2,927.50	\$3,513.00	\$3,513.00	\$4,684.00	\$3,513.00
304002	C.Y.	127	PROCESSED AGGREGATE BASE	\$30.00	\$30.00	\$90.00	\$50.00	\$40.00	\$40.00	\$84.00
				\$3,810.00	\$3,810.00	\$11,430.00	\$6,350.00	\$5,080.00	\$5,080.00	\$10,668.00
406002A	S.Y.	30	TEMPORARY PAVEMENT	\$30.00	\$30.00	\$62.00	\$30.00	\$40.00	\$20.00	\$50.00
				\$900.00	\$900.00	\$1,860.00	\$900.00	\$1,200.00	\$600.00	\$1,500.00
406171A	TON.	49	HMA 50.5	\$170.00	\$175.00	\$180.00	\$190.00	\$175.00	\$125.00	\$150.00
				\$8,330.00	\$8,575.00	\$8,820.00	\$9,310.00	\$8,575.00	\$6,125.00	\$7,350.00
406172A	TON	49	HMA 50.375	\$170.00	\$175.00	\$190.00	\$190.00	\$175.00	\$145.00	\$150.00
				\$8,330.00	\$8,575.00	\$9,310.00	\$9,310.00	\$8,575.00	\$7,105.00	\$7,350.00
815001	L.F.	145	BITUMINOUS CONCRETE PARK CURB	\$15.00	\$10.00	\$18.00	\$15.00	\$10.00	\$12.00	\$15.00
				\$2,175.00	\$1,450.00	\$2,610.00	\$2,175.00	\$1,450.00	\$1,740.00	\$2,175.00
921001A	S.F.	4,917	CONCRETE SIDEWALK	\$7.00	\$9.00	\$9.00	\$9.50	\$11.00	\$13.00	\$15.00
				\$34,419.00	\$44,253.00	\$44,253.00	\$46,711.50	\$54,087.00	\$63,921.00	\$73,755.00
921002A	S.F.	1,279	CONCRETE SIDEWALK - 8" THICK	\$9.00	\$10.50	\$13.00	\$13.50	\$14.00	\$16.00	\$17.00
				\$11,511.00	\$13,429.50	\$16,627.00	\$17,266.50	\$17,906.00	\$20,464.00	\$21,743.00

**Bid # 260 Unionville Sidewalk Replacement  
Bid Opening April 25, 2017 at 11:30 am**

ITEM NUMBER	UNIT	ESTIMATED QUANTITY	BRIEF DESCRIPTION	Bidder						
				Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5	Bidder 6	Bidder 7
				Morais Concrete Service Inc.	Clover Construction Company	Colossale Concrete, Inc.	TradeMark Contractors, LLC	William M. Laydon Construction	B&W Paving & Landscaping LLC	Guerrera Construction Company, Inc.
			Springfield, MA	Bristol, CT	Berlin, CT	Bristol, CT	North Haven, CT	Waterford, CT	Oxford, CT	
921003A	S.F.	6,418	CONCRETE SIDEWALK WITH INTEGRAL CURB	\$9.00	\$10.50	\$11.00	\$14.00	\$15.00	\$14.00	\$19.50
				\$57,762.00	\$67,389.00	\$70,598.00	\$89,852.00	\$96,270.00	\$89,852.00	\$125,151.00
921005A	S.F.	944	CONCRETE RAMP	\$9.00	\$10.00	\$14.00	\$12.00	\$18.00	\$16.00	\$25.00
				\$8,496.00	\$9,440.00	\$13,216.00	\$11,328.00	\$16,992.00	\$15,104.00	\$23,600.00
921039A	EA.	6	DETECTABLE WARNING STRIP	\$150.00	\$150.00	\$120.00	\$250.00	\$150.00	\$200.00	\$225.00
				\$900.00	\$900.00	\$720.00	\$1,500.00	\$900.00	\$1,200.00	\$1,350.00
922001	S.Y.	43	BITUMINOUS CONCRETE SIDEWALK	\$36.00	\$50.00	\$70.00	\$50.00	\$65.00	\$33.00	\$58.00
				\$1,548.00	\$2,150.00	\$3,010.00	\$2,150.00	\$2,795.00	\$1,419.00	\$2,494.00
922501A	S.Y.	112	BITUMINOUS CONCRETE DRIVEWAY	\$36.00	\$50.00	\$84.00	\$60.00	\$45.00	\$40.00	\$58.00
				\$4,032.00	\$5,600.00	\$9,408.00	\$6,720.00	\$5,040.00	\$4,480.00	\$6,496.00
944002	S.Y.	877	FURNISHING AND PLACING TOPSOIL	\$6.00	\$6.00	\$12.00	\$8.00	\$11.00	\$8.00	\$5.00
				\$5,262.00	\$5,262.00	\$10,524.00	\$7,016.00	\$9,647.00	\$7,016.00	\$4,385.00
950005	S.Y.	877	TURF ESTABLISHMENT	\$1.50	\$2.00	\$4.50	\$3.00	\$1.00	\$2.00	\$1.00
				\$1,315.50	\$1,754.00	\$3,946.50	\$2,631.00	\$877.00	\$1,754.00	\$877.00
950007A	HR.	500	TRAFFICPERSON (UNIFORMED FLAGGER)	\$57.00	\$44.00	\$52.00	\$54.00	\$55.00	\$52.00	\$55.00
				\$28,500.00	\$22,000.00	\$26,000.00	\$27,000.00	\$27,500.00	\$26,000.00	\$27,500.00
971001A	L.S.	1	MAINTENANCE AND PROTECTION OF TRAFFIC	\$10,000.00	\$1,000.00	\$3,000.00	\$16,500.00	\$38,000.00	\$15,000.00	\$10,000.00
				\$10,000.00	\$1,000.00	\$3,000.00	\$16,500.00	\$38,000.00	\$15,000.00	\$10,000.00
975002A	L.S.	1	MOBILIZATION	\$10,000.00	\$1,000.00	\$10,000.00	\$25,000.00	\$8,800.00	\$25,000.00	\$39,000.00
				\$10,000.00	\$1,000.00	\$10,000.00	\$25,000.00	\$8,800.00	\$25,000.00	\$39,000.00
978002	EA.	25	TRAFFIC DRUM	\$90.00	\$2.00	\$115.00	\$100.00	\$20.00	\$50.00	\$95.00
				\$2,250.00	\$50.00	\$2,875.00	\$2,500.00	\$500.00	\$1,250.00	\$2,375.00

**Bid # 260 Unionville Sidewalk Replacement  
Bid Opening April 25, 2017 at 11:30 am**

ITEM NUMBER	UNIT	ESTIMATED QUANTITY	BRIEF DESCRIPTION	Bidders						
				Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5	Bidder 6	Bidder 7
980001	L.S.	1	CONSTRUCTION STAKING	Morais Concrete Service Inc. Springfield, MA \$10,000.00 \$10,000.00	Clover Construction Company Bristol, CT \$1,000.00 \$1,000.00	Colossale Concrete, Inc. Berlin, CT \$7,800.00 \$7,800.00	TradeMark Contractors, LLC Bristol, CT \$7,500.00 \$7,500.00	William M. Laydon Construction North Haven, CT \$8,800.00 \$8,800.00	B&W Paving & Landscaping LLC Waterford, CT \$18,500.00 \$18,500.00	Guerrera Construction Company, Inc. Oxford, CT \$10,500.00 \$10,500.00
981100	EA.	25	42" TRAFFIC CONE	\$60.00 \$1,500.00	\$2.00 \$50.00	\$48.00 \$1,200.00	\$75.00 \$1,875.00	\$20.00 \$500.00	\$40.00 \$1,000.00	\$50.00 \$1,250.00
1206036A	L.S.	1	REMOVE & RELOCATE SIGNS	\$5,000.00 \$5,000.00	\$500.00 \$500.00	\$500.00 \$500.00	\$3,000.00 \$3,000.00	\$1,200.00 \$1,200.00	\$3,500.00 \$3,500.00	\$1,500.00 \$1,500.00
1220011A	SF.	70	CONSTRUCTION SIGN TYPE III REFLECTIVE SHEETING	\$30.00 \$2,100.00	\$5.00 \$350.00	\$44.00 \$3,080.00	\$22.00 \$1,540.00	\$45.00 \$3,150.00	\$22.00 \$1,540.00	\$12.00 \$840.00
			TOTAL BASE BID AMOUNT	\$241,682.50	\$244,021.50	\$269,915.00	\$318,148.00	\$323,307.00	\$335,334.00	\$401,672.00

**Recommendation:**

That award be made to Bidder # 1, Morais Concrete Service, Inc. of Springfield, MA as the lowest responsible bidder.

**Funding Source:**  
**Account #**

**FY2017/2018 Capital Improvement Budget**  
**411712-54410-10601**      **\$375,000.**

**MOTION:**

Agenda Item N-5

To Award Bid # 261, "Drainage Improvements- Mohawk Drive" to Complete Construction Company of Ansonia, CT at a contract cost of \$246,986.50.

**NOTE:** The purpose of this motion is to award a contract to replace approximately 1600 linear feet of the storm drainage system on Mohawk Drive. Bids were solicited and opened on April 25, 2017. Staff has reviewed the bids and checked the references of the low bidder. Based upon their review and reference check, they recommend that the bid be awarded to Complete Construction Company. Funds for this project are included in the FY2016/2017 Road Improvement Bond.

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

/Attachment

TOWN OF BRISTOL - BID ONLY SHEET  
**Bid # 261 Storm Drainage Improvements Mohawk Drive**  
**Bid Opening: April 25, 2017 at 11am**

N-3

ITEM NUMBER	UNIT	ESTIMATED QUANTITY	BRIEF DESCRIPTION	Bidder 1		Bidder 2		Bidder 3		Bidder 4		Bidder 5		Bidder 6	
				Complete Construction Company	Location	Complete Construction Company	Location	Kenells Construction Co. Inc.	Location	Trademark Contractors, LLC	Location	Jones Construction LLC dba Connecticut Concrete Coatings	Location	Guerrera Construction Company	Location
0202452	EA	3	TEST PIT	\$990.00		\$300.00		\$700.00		\$1,000.00		\$750.00		\$1,250.00	
				\$2,970.00		\$900.00		\$2,100.00		\$3,000.00		\$2,250.00		\$3,750.00	
0219001	L.F.	50	SEDIMENTATION CONTROL SYSTEM	\$4.00		\$6.00		\$4.73		\$4.00		\$4.00		\$4.00	
				\$200.00		\$300.00		\$236.50		\$200.00		\$200.00		\$200.00	
0219012	EA	18	SEDIMENT CONTROL AT CATCH BASIN	\$50.00		\$125.00		\$135.00		\$125.00		\$175.00		\$130.00	
				\$900.00		\$2,250.00		\$2,430.00		\$2,250.00		\$3,150.00		\$2,340.00	
0304002	C.Y.	127	PROCESSED AGGREGATE	\$50.00		\$81.00		\$59.40		\$45.00		\$85.00		\$40.00	
				\$6,350.00		\$10,287.00		\$7,543.80		\$5,715.00		\$10,795.00		\$5,080.00	
0406002A	S.Y.	70	TEMPORARY PAVEMENT	\$41.00		\$73.00		\$39.15		\$30.00		\$63.00		\$29.00	
				\$2,870.00		\$5,110.00		\$2,740.50		\$2,100.00		\$4,410.00		\$2,030.00	
0406171A	TON	66	HMA SO.5	\$101.00		\$268.00		\$259.20		\$172.00		\$300.00		\$165.00	
				\$6,666.00		\$17,688.00		\$17,107.20		\$11,352.00		\$19,800.00		\$10,890.00	
0406172A	TON	66	HMA SO.375	\$103.00		\$268.00		\$261.90		\$172.00		\$300.00		\$173.00	
				\$6,798.00		\$17,688.00		\$17,285.40		\$11,352.00		\$19,800.00		\$11,418.00	
0507001A	EA.	14	TYPE "C" PARK CURB CATCH BASIN	\$3,000.00		\$3,000.00		\$3,645.00		\$3,200.00		\$2,575.00		\$4,000.00	
				\$42,000.00		\$42,000.00		\$51,030.00		\$44,800.00		\$36,050.00		\$56,000.00	
0507201A	EA.	4	TYPE "C-L" CATCH BASIN	\$3,000.00		\$3,000.00		\$3,645.00		\$3,200.00		\$2,575.00		\$4,000.00	
				\$12,000.00		\$12,000.00		\$14,580.00		\$12,800.00		\$10,300.00		\$16,000.00	
0507556A	EA	1	STANDARD STORM MANHOLE	\$3,000.00		\$2,900.00		\$3,645.00		\$3,500.00		\$3,500.00		\$4,000.00	
				\$3,000.00		\$2,900.00		\$3,645.00		\$3,500.00		\$3,500.00		\$4,000.00	
0507682A	EA.	1	MANHOLE - 5 FT DIAMETER	\$3,600.00		\$4,200.00		\$4,725.00		\$4,000.00		\$4,000.00		\$4,500.00	
				\$3,600.00		\$4,200.00		\$4,725.00		\$4,000.00		\$4,000.00		\$4,500.00	
0551288A	L.F.	1611	15" HDPE PIPE	\$69.00		\$59.00		\$80.00		\$75.00		\$85.00		\$85.00	
				\$111,159.00		\$95,049.00		\$128,880.00		\$120,825.00		\$136,935.00		\$136,935.00	

TOWN OF BRIMMINGHAM - CIVIL ONLY PROJECT  
**Bid # 261 Storm Drainage Improvements Mohawk Drive**  
**Bid Opening: April 25, 2017 at 11am**

ITEM NUMBER	UNIT	ESTIMATED QUANTITY	BRIEF DESCRIPTION	BIDDER					
				Bidder 1 Complete Construction Company Ansonia, CT	Bidder 2 Canton Village Construction Co., Inc. Canton, CT	Bidder 3 Xenelis Construction Co. Inc. Middlefield, CT	Bidder 4 TradeMark Contractors, LLC Bristol, CT	Bidder 5 Jones Construction LLC dba Connecticut Concrete Coatings Unionville, CT	Bidder 6 Guerrera Construction Company Oxford, CT
0815093	L.F.	94	BITUMINOUS CONCRETE PARK CURB	\$8.00	\$15.00	\$10.80	\$15.00	\$10.00	\$20.00
				\$752.00	\$1,410.00	\$1,015.20	\$1,410.00	\$940.00	\$1,880.00
0922501A	S.Y.	171	BITUMINOUS CONCRETE DRIVEWAY	\$37.00	\$52.00	\$47.25	\$65.00	\$35.00	\$50.00
				\$6,327.00	\$8,892.00	\$8,079.75	\$11,115.00	\$5,985.00	\$8,550.00
0944002	S.Y.	347	FURNISHING AND PLACING TOPSOIL	\$6.50	\$10.00	\$5.40	\$8.00	\$12.10	\$10.00
				\$2,255.50	\$3,470.00	\$1,873.80	\$2,776.00	\$4,198.70	\$3,470.00
0950005	S.Y.	347	TURF ESTABLISHMENT	\$1.00	\$3.00	\$5.40	\$3.00	\$1.80	\$3.00
				\$347.00	\$1,041.00	\$1,873.80	\$1,041.00	\$624.60	\$1,041.00
0971001A	L.S.	1	MAINTENANCE AND PROTECTION OF TRAFFIC	\$2,000.00	\$9,400.00	\$2,025.00	\$20,500.00	\$3,500.00	\$7,500.00
				\$2,000.00	\$9,400.00	\$2,025.00	\$20,500.00	\$3,500.00	\$7,500.00
0975002A	L.S.	1	MOBILIZATION	\$13,000.00	\$16,800.00	\$8,775.00	\$26,250.00	\$10,000.00	\$34,000.00
				\$13,000.00	\$16,800.00	\$8,775.00	\$26,250.00	\$10,000.00	\$34,000.00
0978002	EA.	25	TRAFFIC DRUM	\$80.00	\$55.00	\$47.25	\$75.00	\$75.00	\$100.00
				\$2,000.00	\$1,375.00	\$1,181.25	\$1,875.00	\$1,875.00	\$2,500.00
0980001A	L.S.	1	CONSTRUCTION STAKING	\$10,000.00	\$3,800.00	\$675.00	\$6,500.00	\$4,000.00	\$2,500.00
				\$10,000.00	\$3,800.00	\$675.00	\$6,500.00	\$4,000.00	\$2,500.00
0981100	EA	25	42" TRAFFIC CONE	\$40.00	\$40.00	\$54.00	\$50.00	\$75.00	\$50.00
				\$1,000.00	\$1,000.00	\$1,350.00	\$1,250.00	\$1,875.00	\$1,250.00
1220011	S.F.	88	CONSTRUCTION SIGNS TYPE III REFLECTIVE SHEETING	\$9.00	\$20.00	\$40.50	\$25.00	\$17.00	\$10.00
				\$792.00	\$1,760.00	\$3,564.00	\$2,200.00	\$1,496.00	\$880.00
1403607A	L.S.	1	REMOVE EXISTING DRAINAGE SYSTEM	\$10,000.00	\$24,150.00	\$6,750.00	\$32,500.00	\$54,127.00	\$33,000.00
				\$10,000.00	\$24,150.00	\$6,750.00	\$32,500.00	\$54,127.00	\$33,000.00
			<b>TOTAL BASE BID</b>	<b>\$246,986.50</b>	<b>\$283,470.00</b>	<b>\$289,466.20</b>	<b>\$329,311.00</b>	<b>\$339,811.30</b>	<b>\$349,964.00</b>

MOTION:

Agenda Item N-6

That Simsbury Bank of Simsbury, CT be added to the list of depositories for town funds and investments.

Note: Staff is continually searching for local Connecticut banks to establish relationships with for investing purposes. Recently we were informed that Simsbury Bank has begun banking relationships with Connecticut municipalities. In reviewing the bank's financial stability we have found that although they are a small bank, their bank rating is strong and the rates that they are offering for municipal deposits are competitive with other area banks. Based on our review we feel that they are a viable bank for the town to establish an investment relationship. Staff will be available at the meeting to answer any questions.

**MOTION:**

**Agenda Item N-7**

That pursuant to Section 55-10 of the Town of Farmington Purchasing Ordinance the bidding requirements under Section 55-1 be waived so that the Police Department may contract with Associated Security Corporation to update the Town's Alarm Monitoring System at a cost not to exceed \$30,900.

**NOTE:** The Farmington Police have an alarm monitoring system which has been in use for over ten years. The system has worked well over the years but it has now reached the end of its useful life. It is difficult to obtain parts to repair the system and the software operating system is out of date and no longer supported.

In determining what to do, Police Staff had three options: 1) completely replace the system; 2) abandon the system and no longer do alarm monitoring; or 3) update the current system with the latest software and replace whatever existing equipment will not operate with the new software. Of the three choices, staff feels that updating the software and equipment is the most cost-beneficial.

The vendor who installed and maintains the current system has provided a quote of \$30,900 to perform the update. The price includes \$26,775.00 for the software update and \$4,125 for a new receiver unit. As a result of the price exceeding the \$25,000 bidding threshold we are requesting a waiver of the bid requirement and approval to enter into a contract with the existing alarm vendor to undertake the update.

Staff feels that utilizing the current vendor who has familiarity with the existing system will allow for a seamless transition to the new software. It will also allow our existing vendor to continue to maintain the system and provide redundant back up to the Police Department's alarm monitoring activities.

Funds for the update are included in the FY16/17 Police Technology Capital Budget. Staff will be available at the meeting to answer any questions regarding this request.



**MOTION:**

**Agenda Item N-8**

To Accept Country Central Way as a Town Road, from the intersection of Melrose Drive a distance of approximately 1,033 Feet to its existing terminus.

**NOTE:** The Town Plan and Zoning Commission approved this development as a Town road. The developer, The Church of Jesus Christ of Latter-day Saints, has completed the public improvements which include 1,033 linear feet of roadway, 1,169 linear feet of drainage pipe, 916 linear feet of sidewalk, 916 linear feet of multi-use trail, and 7 streetlights. These public improvements have been reviewed and approved by Town Staff, and the developer is requesting the Town Council approve this as a Town road. The Town is holding a maintenance bond for one year from date of acceptance.

**MOTION:**

**Agenda Item N-9**

To set a special Town Council Meeting on Wednesday, May 24 (if needed) for approval of the FHS Building Committee Schematic Design package and cost estimate.

**NOTE:** Per Chapter 53 of the Town Code, the Farmington High School Building Committee must submit the completed schematic drawings and project cost estimates to the Town Council for approval. A motion is anticipated on the May 23, 2017 Regular Town Council Meeting. However, I recommend scheduling a Special Town Council meeting on May 24, 2017 in case more time is needed to review the project.

**MOTION:**

Agenda Item N-10

To set a public hearing on June 13, 2017 at 7:05 pm in the Town Hall Council Chambers for the Purchase of 440 and 8658 Plainville Avenue owned by Robin E. Herman (Trustee) and George Grevalsky (approximately 13.0 acres) for a purchase price of \$950,000 subject to receipt of an acceptable Phase I Environmental Site Assessment Report; and Subject To Due Diligence, Including but Not Limited To Title Search.

**NOTE:**

- Acquisition Type: Open Space/Recreation
- Property Size: 13.0 acres
- Zone: R20 – Single family residential minimum 20,000 sq. ft. lots
- Resource Values: Last significant open space in densely developed neighborhood
- Acquisition Cost: \$950,000

These properties are the last vacant properties of significant size remaining in the Lake Garda neighborhood, which, as shown below and on provided maps, has a very high population density along with a low percentage of Town-owned open space as compared to other areas of Town:

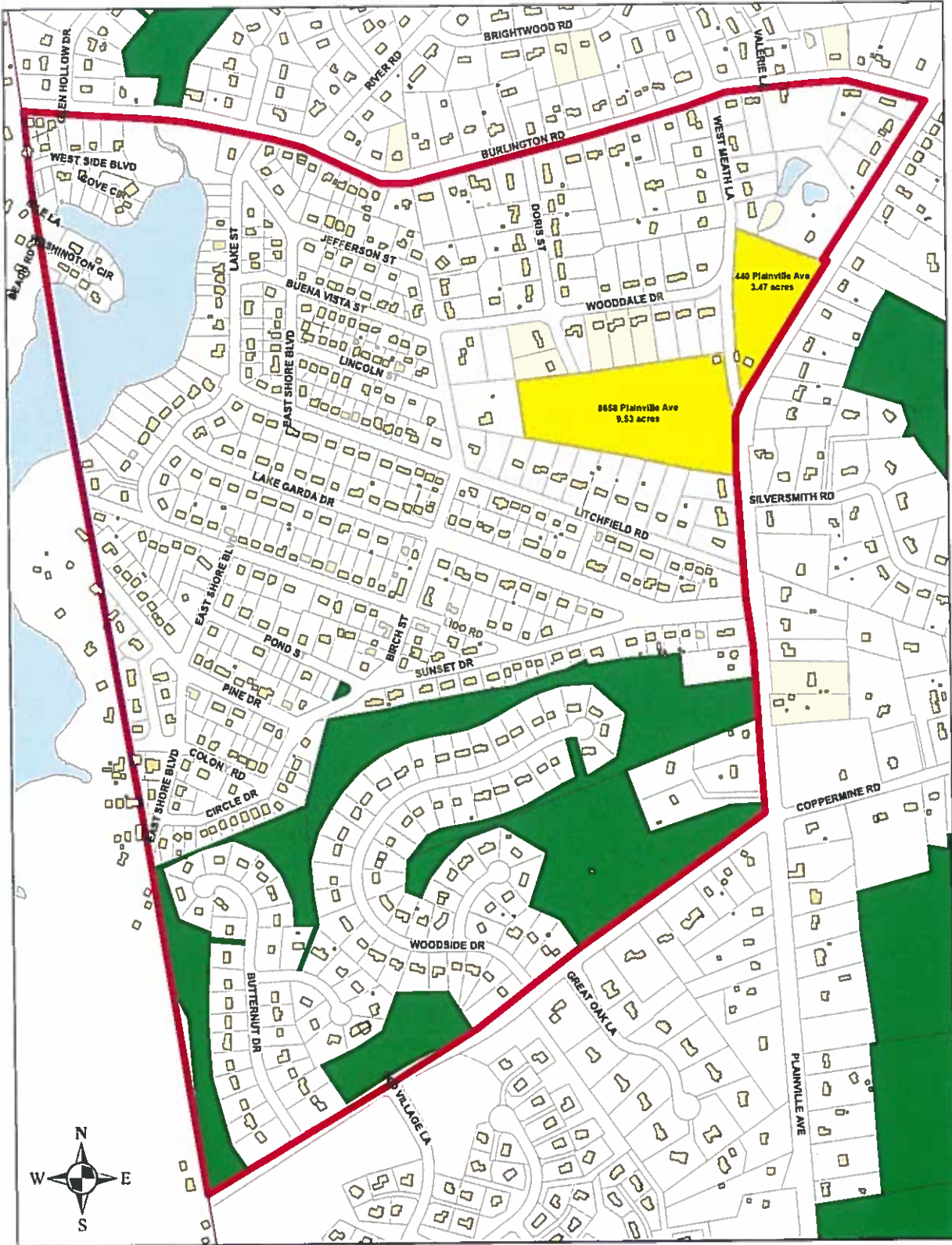
- Lake Garda Neighborhood:
  - Population Density: 5.3 people/acre
  - % Open Space: 12% Town-owned Open Space
- South Unionville/West District Neighborhood:
  - Population Density: 2.7 people/acre
  - % Open Space: 23% Town-owned Open Space
- Total Town:
  - Population Density: 1.4 people/acre
  - % Open Space: 17% Town-owned Open Space

As open space these properties provide an important visual break from surrounding development both within Lake Garda and along Plainville Avenue, while preventing additional curb-cuts that would likely result along the busy Plainville Avenue. Additionally, the wooded parcel is level and dry and could provide for neighborhood recreation in the future.

**Acquisition Timeline:**

	<b>Action</b>	<b>Date</b>
1	Set Public Hearing with Town Council	5/9/2013
2	Public Hearing with Town Council	6/13/2017
3	Town Council Referral to TPZ for 8-24	6/13/2017
4	TPZ 8-24 Recommendation Received by Council	7/11/2017
5	Town Council Recommendation to Purchase	7/11/2017

# Map of Proposed Open Space Acquisition: 440 and 8658 Plainville Avenue



**Legend**

- Proposed Open Space Acquisition
- Lake Garda Neighborhood \*
- Town-Owned Open Space

\* Based on 2010 Census

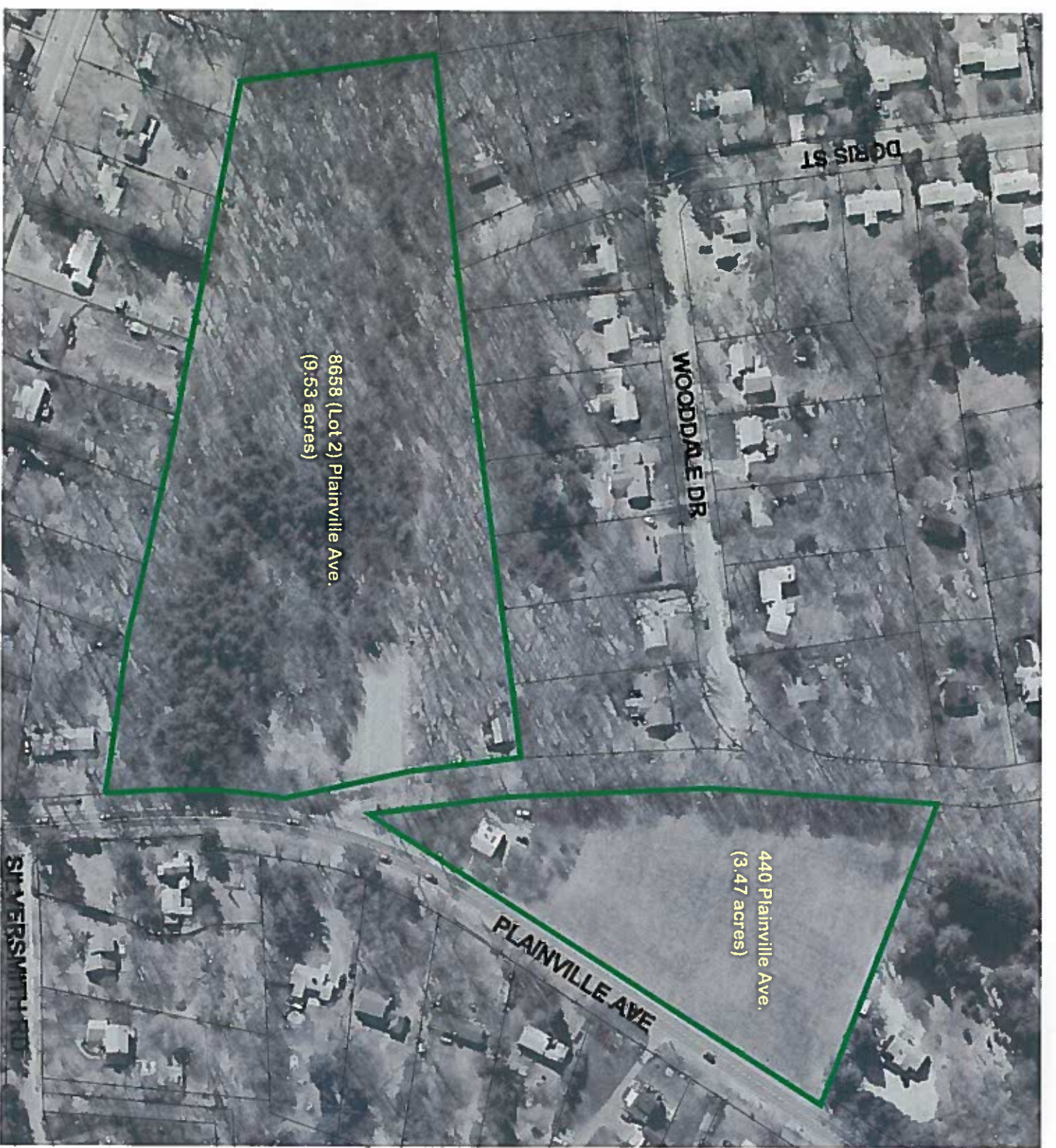
Town of Farmington  
 Land Acquisition Committee  
 (Map Prepared by L. Dolphin)  
 4/28/2017





N 100

**Aerial Photograph \***  
**of**  
**#440 & Lot 2**  
**Plainville Avenue**



Town of Farmington  
Public Works & Dev. Services  
Planning Division  
(prepared by L. Dolphin)  
2/27/2008

\* 2009 aerial photography

MOTION:

Agenda Item N-11

To approve the following property tax refunds:

<b>NAME</b>	<b>REASON</b>	<b>AMOUNT</b>
1)Acar Leasing LTD	Assessor's adjustment	\$421.71
2)F & M Amara	overpayment	\$500.00
3)Ari Fleet	Assessor's adjustment	\$687.55
4)Virginia Catania	Overpayment	\$100.00
5)Allyson Cormier	Double payment	\$7,306.05
6)Cab East	Assessor's adjustment	\$300.59
7)Honda Lease Trust	Assessor's adjustment	\$463.01
8)Hyundai Lease	Assessor's adjustment	\$232.28
9)J & W Johnson	Assessor's adjustment	\$83.53
10)JP Morgan Chase	Assessor's adjustment	\$380.75
11)Lasik Vision Inst.	Assessor's adjustment	\$4,182.55
12)Joshua Miles	Double payment	\$2,564.85
13) L & C Mitchell	Overpayment	\$137.10
14)Porsche Leasing	Assessor's adjustment	\$937.62
15)E & R Provencal	Overpayment	\$60.00
16)Saleem Shafi	Assessor's adjustment	\$236.92
17)R Vallapureddy & S. Gudelli	Overpayment	\$492.60
18)Vault Trust	Assessor's adjustment	\$555.82
19)Carmen Vazquez	Overpayment	\$30.00
	<b>TOTAL:</b>	<b>\$19,672.93</b>

MOTION:

Agenda Item O-1

Executive Session—To discuss attorney-client privileged communications exempt from disclosure.

To adjourn the meeting to executive session as permitted by Section 1-210(b)(10) of the Connecticut General Statutes.

That attendance in the Executive Session shall be limited to:

Members of the Town Council  
Town Manager  
Town Attorney - By Phone  
Finance Director

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.