

Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Culture, Parks and Recreation

SIMSBURY CULTURE, PARKS AND RECREATION COMMISSION

SPECIAL MEETING

THURSDAY, JUNE 18, 2020 6:00 P.M.

Watch LIVE and rebroadcast on Comcast Channels 96 & 1090, Frontier Channel 6071, and LIVE streamed or on-demand at www.simsburytv.org

AGENDA

Public Session – Please email comments to tyburski@simsbury-ct.gov by 12pm on Thursday, June 18, 2020 and they will be read into the meeting records.

Minutes – May 2020 meeting

New Business

Potential Open Space Acquisition – “Meadowood Site” Referral to Culture, Parks and Recreation Commission from Board of Selectman – Tom Tyburski, Parks and Recreation Director

Report to Commission on Golf Course Restaurant Vendor Concerns –David Bush, Chairman and Tom Tyburski, Parks and Recreation Director

Old Business

Simsbury Farms Golf Course Update – John Verrengia, Golf Professional

Parks and Facilities COVID-19 Update – Thomas Tyburski, Parks and Recreation Director

Summer 2020 Camps & Aquatics Program COVID-19 Update –Tom Tyburski

Update on Parks and Open Space Master Plan Process –Tom Tyburski

Adjourn

TOWN OF SIMSBURY – CULTURE, PARKS, AND RECREATION COMMISSION

Subject to Vote of Approval – Regular Meeting Minutes – **Thursday, May 28, 2020** – 2 pages

Call to Order

The meeting was called to order at 6:00 p.m. by David Bush, Chairman via Zoom video conference. Other commission members who were present included Kelly Kearney, Gerry Wetjen, Rachel Wellman, Sarah Cramer, Lori Coppinger, Gina Morgan, Danielle Celli, and Liz Keppel, The C. P. & R. Director, Tom Tyburski, and Board of Selectman Liaison, Chris Petersen, Recreation Supervisor John Thibeault, Parks Superintendent Orlando Casiano, and Golf Professional John Verrengia were also in attendance.

Minutes of Previous Meeting

No changes were made to the February 27, 2020, Regular Meeting Minutes. Mr. Bush declared the minutes approved and requested that they be put on record. Mr. Kearney requested that the December 5, 2019 minutes be amended to reflect the adopted vision for the restaurant at Simsbury Farms golf course. The amendment should include the following: Simsbury Culture, Parks and Recreation believes that offering a full service, full entrée available restaurant is paramount to the future well-being of the Simsbury Farms golf course. In order for a restaurant to be able to maximize its income potential, the restaurant needs to add and/ or improve the following amenities, which we as a Commission endorse: 1) full service bar, 2) larger kitchen, 3) larger dining area, 4) larger outdoor dining area with outdoor grilling area 5) fire code adjustments as needed and 6) permanent outdoor event pavilion where existing structure sits. Mr. Bush asked the minutes be placed on the record as amended.

Public Session:

None.

New Business

Simsbury Farms Golf Course Update- Mr. Verrengia shared with the Commission that May has been an unbelievable month for them. In May of 2019, greens fees were at 63K, right now they are at 91K, which could be the biggest month revenue-wise. The total from January through May 2019 was 94K, right now they are at 135K, the 135K doesn't include the 59K from the season special promotion from August through December last year. In 2019, memberships were 119K, right now they are at 132K, if including the pre-season pass from last year. Overall, the course has done well with social distancing, some socializing in the parking lot but it has calmed down now that the restaurant is open. Mr. Bush commended Mr. Verrengia and his staff for posting signs early on marking the ground, loves that credit reader is outside the building, and the efforts toward sanitizing the carts, etc. Mr. Verrengia shared the guidelines that the course has implemented due to COVID-19.

Parks and Facilities COVID-19 Update- Mr. Casiano shared an overview of the work they have been doing during COVID-19. He stated that while athletic fields are not open for play, they are open for the casual user. While they are still maintaining the fields, they are not lining the fields like they usually do this time of year for play, so they have been able to focus on other projects. The parks and trails have been heavily impacted as mowing has been difficult due to increased traffic early in the morning and late in the evenings, the mowing schedule has had to be changed. June 20th pools are expected to open, it typically takes about 6 weeks to get them ready, and this year they will have 4 weeks. Fencing and re-paving have been done at Meadow Pond Park. Mr. Petersen encouraged the commission to highlight Mr. Casiano's accomplishments during an upcoming Board of Selectmen meeting.

Summer 2020 Camps & Aquatics Program COVID-19 Modifications Update- Mr. Tyburski reported that camps will open at Central School and Memorial Park at 2/3 capacity. On or about June 20th pools will be able to open, they have been working with health district representatives on guidelines. While a fee reduction was proposed

to the Board of Selectmen, since the season is about 3 weeks shorter, it did not pass. The rates that were recommended to the BOS in January will be what is going forward. If a season pass was purchased, it will allow you to reserve a space in a swim session online the day before the session starts.

Mr. Thibeault reported that it will be a challenging summer for camp and pool staff. The main focus is safety and being very detailed regarding what the responsibilities and challenges are. Camp at Memorial Field, will have 60 kids in it (6 cohorts with 10 kids), however there will be no group to group interaction. In the event of a rain out, the whole program will move to Simsbury Farms where the ice rink and team rooms can be used. There is an actual lesson plan for every minute of every day, it will be very structured. While the camps will be different from previous years, it will still give kids the opportunity to be kids. There will be an additional pool director in charge of social distancing and also a “clean team” to clean the pool deck, railings, etc. Mr. Thibeault reported that he is hoping to find out more tomorrow regarding the social distancing guidelines. They have had to cancel swim readiness, level one and level two, the only levels that seem to fit into what the Red Cross is asking is level three and above. Memorial Pool will just be open to the camp with one public session at the end of the day.

Mr. Tyburski reported that while it will be more difficult to get into the pool than in the past due to the reduced capacity, online registration is only open to residents (other than the few non-resident families who bought their pass in April).

Mr. Wetjen inquired about swim teams using the pool. Mr. Thibeault said that it looks like it will be a go, however the ratios are still unclear and there won't be any in-person meets.

Summer Events Update- Mr. Tyburski reported that most town events have been cancelled including the Talcott Music Festival Series. The grand re-opening of the flower bridge was scheduled for June 6, 2020, however it is re-scheduled and will be held at the same time as Burgers on the Bridge, September 16.

Simsbury 350 Update- Mr. Tyburski reported that the celebration was planned to begin in May, however, they are now looking at July, with the possibility of small events coming out early in the fall. River Day has been postponed until June next year. Simsbury Celebrates is still on the agenda for November and some 350 events could be incorporated into that event.

Old Business

Simsbury Farms Sign Project Update. Mr. Tyburski reported that although they did have to tweak the initial plan and design, Diana Ahern worked with the Commission and the town boards and in mid-April the signs were installed at Simsbury farms. Mr. Casiano mulched around the signs and at some point flowers will be planted. Mr. Tyburski thanked the Friends at Simsbury Farms for the signs.

Update on Parks and Open Space Master Plan Process. Mr. Tyburski shared that COVID-19 has slowed down the parks and open space master plan process. At the committee meeting back in April, a rough draft was provided that was much cleaner than the presentation seen in January. There were a few items that the committee thought needed to be adjusted and clarified. Their team is currently working on a pre-final draft which they hope to receive back in mid-June with presentation to the Board of Selectman in mid-July.

Mr. Bush stated they would like to re-schedule the next C.P.R. meeting from June 25 to June 18. Ms. Keppel made a motion to move the next meeting to June 18, Ms. Coppinger seconded the motion. All were in favor. The motion passed.

Adjourn

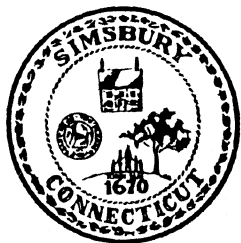
Mr. Wetjen made a motion to adjourn the meeting. Ms. Keppel seconded the motion. All were in favor. The meeting was adjourned at 7:32 p.m.

Next Meeting

The next Regular Meeting of the C. P. & R. Commission will be June 18, 2020 at 6 p.m. at Simsbury Town Hall.

Respectfully submitted,
Heather Taylor, Commission Clerk

DRAFT



Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Maria E. Capriola - Town Manager

MEMORANDUM

To: Planning Commission, Open Space Committee, Conservation Commission, Zoning Commission, Historic District Commission and Culture, Parks and Recreation Commission

CC: Mike Glidden, Director of Planning and Community Development; Tom Tyburski, Culture, Parks, and Recreation Director; Jeff Shea, Town Engineer

From: Maria E. Capriola, Town Manager

Date: May 28, 2020

Subject: Referral from the Board of Selectmen

At its meeting on May 11, 2020, the Board of Selectmen discussed the potential open space acquisition at the Meadowood site. The Board of Selectmen made the following motion:

Move, effective May 11, 2020, to refer the potential acquisition of "Meadowood" by the Town of Simsbury to the Open Space Committee, Planning Commission, Conservation Commission, Zoning Commission, Historic District Commission, and Culture, Parks and Recreation Commission for comment on proposed purchase of open space.

The items included in the Board of Selectmen April 6th and May 11th packets on this matter have been attached for your reference.

A referral response is respectfully requested by July 7, 2020, prior to the July 13th Board of Selectmen meeting (it is expected to be discussed further by the Board during the summer). Please submit your response to me in writing.

Thank you for your assistance with this matter.



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of Submission:** Potential Meadowood Open Space Acquisition
2. **Date of Board Meeting:** April 6, 2020
3. **Individual or Entity Making the Submission:**
Maria E. Capriola, Town Manager; Mike Glidden, Director of Planning and Community Development *Maria E. Capriola*
4. **Action Requested of the Board of Selectmen:**
Tonight's presentation is informational. If the Board of Selectmen is interested in further vetting this potential acquisition, referrals will need to be made to the following Commissions:
 - Conservation Commission
 - Culture, Parks and Recreation Commissions
 - Open Space Committee
 - Planning Commission
 - Zoning Commission

Referrals can be made at a future meeting of the Board of Selectmen.

5. **Summary of Submission:**
The Trust for Public Lands contacted the Town of Simsbury regarding a potential purchase of the residential development known as "Meadowood." Meadowood is located off Hoskins, County and Firetown Roads, and the potential acquisition would be approximately 288 acres of land.

The Meadowood project is an affordable housing development. The project was approved via the courts. The plan calls for the construction of 296 homes with 88 out of the 296 as deed restricted affordable homes.

The project was subject to an environmental clean-up as conditions of the court's approval. The environmental remediation plan was completed under the supervision of the licensed environmental professional representing the property owner. The Town of Simsbury has engaged the services of a licensed environmental professional to review the documentation and confirm that the site has been cleaned.

Staff is recommending that approximately 24 of the 288 acres be purchased with no conservation restrictions so that the Town could have the ability to construct up to 6 multi-purpose athletic fields in the future (if needed). A concept plan has been prepared to illustrate how these fields could be developed for the construction of said fields.

6. Financial Impact:

The purchase of the 288 acres would involve funding from various sources. Numerous federal and state open space and historic preservation grants would help fund the purchase along with a contribution from the Town of Simsbury.

The Manager's proposed budget had a capital project placeholder for the potential acquisition for \$2.2M. However, the BOF expressed a desire for this to be considered in the fall and for it to be removed from the Selectmen's proposed capital budget adopted on March 9th. On March 23rd, the Selectmen voted to remove the project from their proposed capital budget at this time, but to reconsider its inclusion in the fall for a potential November referendum date.

7. Description of Documents Included with Submission:

- a) Presentation Slides
- b) Subdivision Map
- c) Aerial Photograph from GIS Documenting Existing Conditions
- d) Concept Plan Illustrating Potential Athletic Fields

Meadowood Conservation Purchase

April 6, 2020

J.T. Horn, Senior Project Manager

Trust for Public Land

- Non-profit conservation organization with “Land for People” mission
- Founded in 1972, based in San Francisco
- Active in Connecticut since 1986, office in New Haven
- Protected 92 properties/ 7,500 acres/ \$150 million fair market value in CT
- Past partnership w/ Simsbury with Ethel Walker Woods project (2007-14)

Project History

Meadowood: Residential Development

- Project is an affordable housing development which was approved by the Court in 2008
- Approved plans call for the construction of 296 single family homes; 88 of the 296 homes are deed restricted affordable homes
- Approvals valid thru March 20, 2022

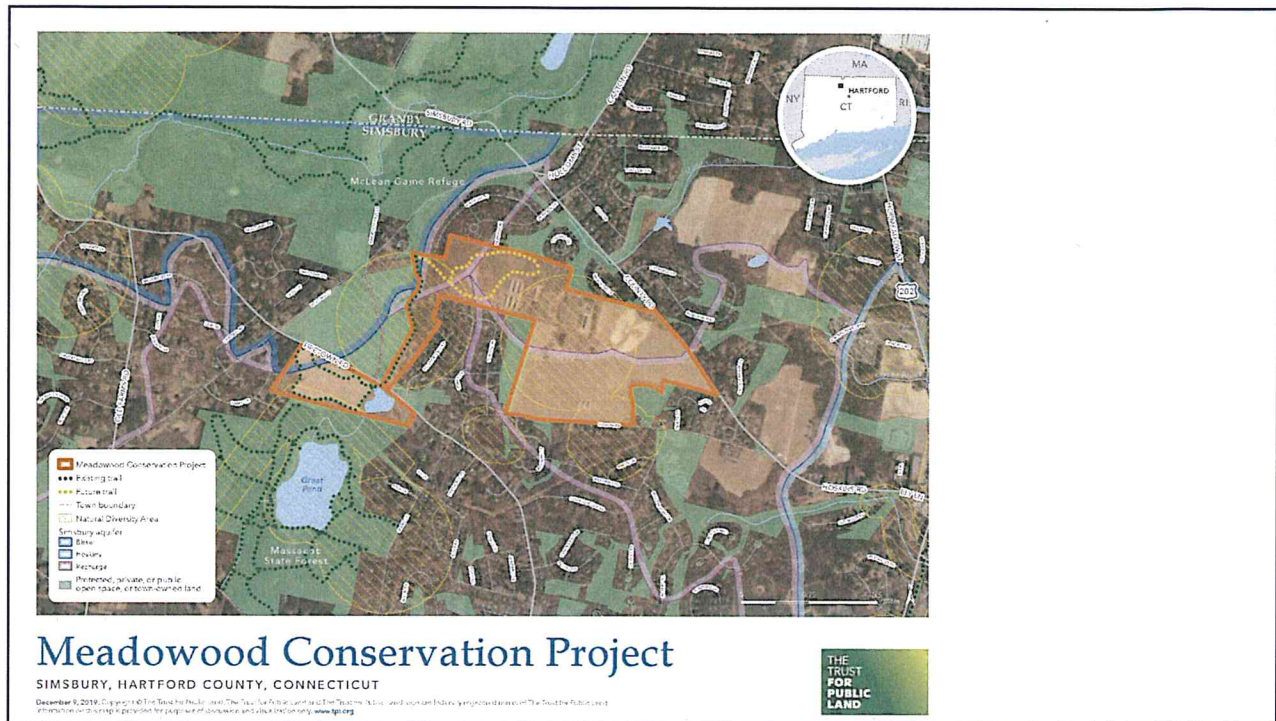


Environmental Clean-Up

Environmental Remediation

- Pursuant to the Court Settlement, Environmental remediation was required in order to “clean” site to residential exposure standards
- Actions such as soil mixing and exporting of contaminated soils were undertaken
- The Town of Simsbury has engaged the services of a Licensed Environmental Professional to review files and inspect site





Meadowood Attributes

- Historic resources – Martin Luther King Jr.
- Community trails w/ multiple new access points
- Agricultural soils and opportunity for continued farming
- Connectivity to McLean Game Refuge and other conserved lands
- Opportunity for 6 new multi-purpose athletic fields
- Preserving historic tobacco barns to the extent possible on Firetown Road

Landowner Contract

- Owned by a subsidiary of Griffin Industrial Realty
- Fully permitted for 296 unit subdivision
- TPL has a signed contract for fee purchase at \$6 million
- Initial term until February 2021, 6-month extension until July 2021
- TPL contract envisions Griffin pursuing an 18-month permit extension as a backup plan if the conservation purchase does not move forward.

Phased Conservation Outcome

1. 138 acres of open space w/ State DEEP recreational access easement
2. 24 acres for future athletic fields
3. 117 acres of farmland preservation w/ State Dept. of Agriculture easement
4. 3 acres w/ historic barns & MLK interpretive displays



Tentative Capital Funding Model

Subject to agency approvals and successful fundraising

- \$2,175,000 - Town of Simsbury
- \$820,000 – DEEP via Open Space Grant
- \$600,000 – DEEP via Land and Water Conservation Fund
- \$1,755,000 – Connecticut Dept of Agriculture
- \$500,000 – State Historic Preservation Office
- \$150,000 – Sale of private lot at 129 Holcomb St
- **\$6,000,000 total capital**
- Private funding campaign for TPL project costs **\$460,000**
- Additional funds for land management.

Simsbury Action Items

1. Allocate \$2.175-2.2 M towards land purchase and other costs
2. Request technical assistance of Trust for Public Land (avoids issues with lobbying)
3. Develop a Memorandum of Understanding with TPL outlining roles and responsibilities
4. Zoning, Planning, and Conservation Commission to review landowner's request for resubmittals of approved plans for 18 month approvals
5. Collaborate with TPL on due diligence – title, survey, environmental, appraisal



- LEGEND**
- Existing Town Open Space
 - Proposed Permanent Open Space To Be Conveyed to Town
 - Proposed Permanent Open Space To Be Purchased By Town
 - Proposed Permanent Private Open Space

Stone Road Associates, Inc. - Owner
 Griffin Land - Surveyor
 Skidmore, OWing & Merrill - Architect
 P.A. Hendrick & Associates, Inc. - Landscape Architect
 Robert V. Palk & Associates - Mechanical Designer

Master Site Plan and Subdivision Approval
Meadowood
 Settlement Plan Submission
 Simsbury, Connecticut

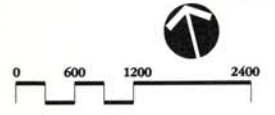
Professional Seal

Certificate of Approval
 Issued for the _____ Commission
 by _____
 We hereby certify that _____ Chairman of Simsbury
 Council has approved this plan for the
 _____ Commission
 Secretary
 Issued for City on _____
 by _____ (Town Clerk)
 In accordance with the Connecticut
 General Statutes, all work in connection with this
 program must be completed.

Scale: 1" = 300'-0"
 Date: 06-02-00
 Revs: 05-30-07

Sheet Title
**Open Space
 Context**

Sheet No. **1.5**



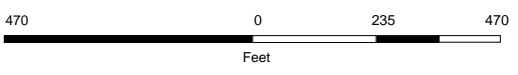


Legend

- Parcels
- Town Border
- Citations

Location

Notes



1:2,818

Meadowood Firetown Road Existing Conditions



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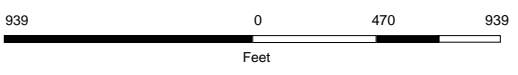


Legend

- Parcels
- Town Border
- Citations

Location

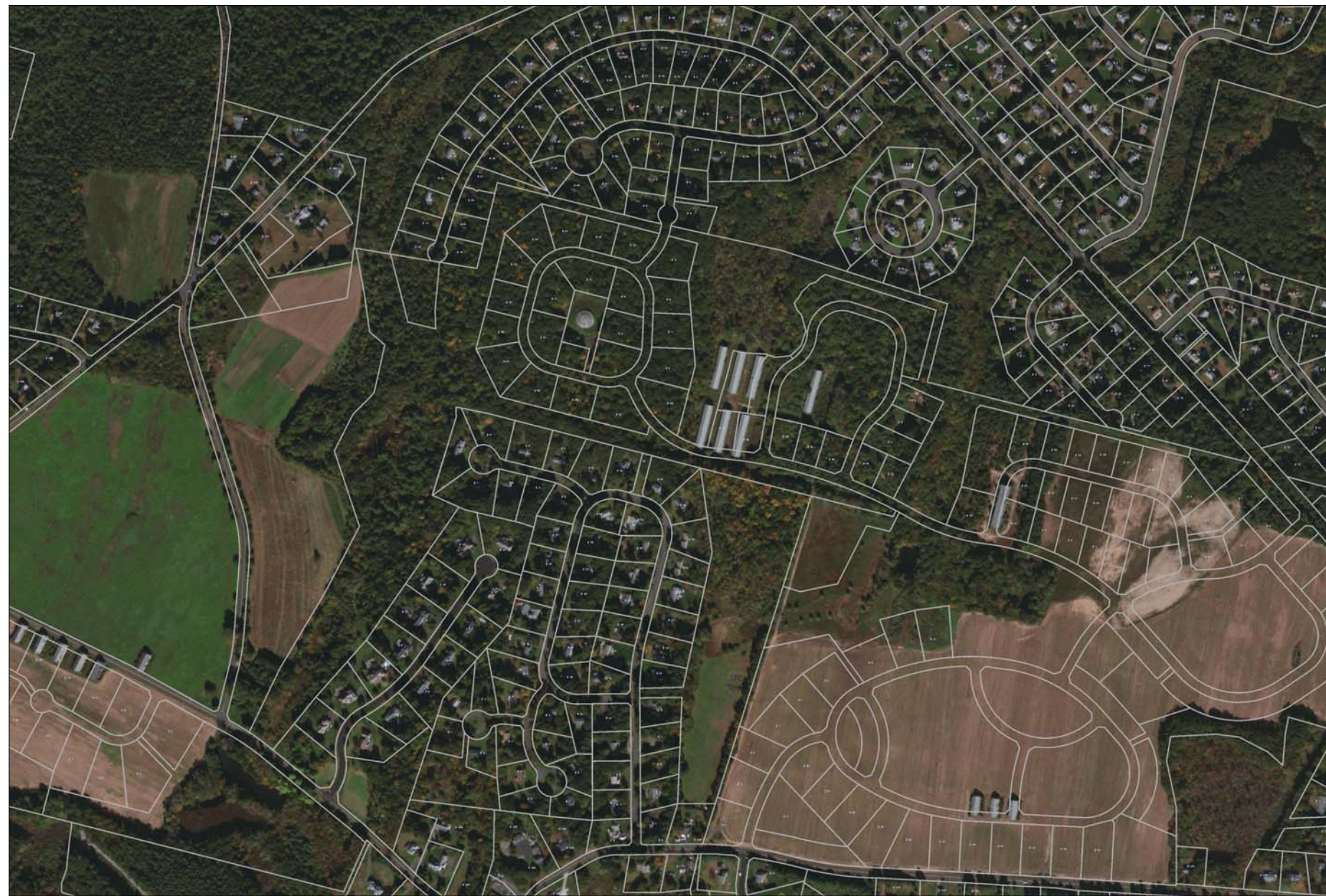
Notes



1:5,625 Meadowood Hoskins and County Road Existing Part 1 Conditions



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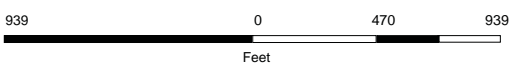


Legend

- Parcels
- Town Border
- Citations

Location

Notes



1:5,617 Meadowood Hoskins and County Road Existing Part 2 Conditions



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CP-1

CONCEPTUAL SOCCER FIELD LAYOUT
 prepared for
TOWN OF SIMSBURY
 SIMSBURY, CONNECTICUT
 Hoskins Road

Date: 01-31-2020 Drawn by: KLL Job no.: 20109
 Scale: 1" = 60' Checked by: DSZ Sheet no.: 1 OF 1
© 2020 F.A. Hesketh & Associates, Inc. Soccer Fields, Apr. 30, 2020 - 12:49:38 PM

No.	Date	Description

F.A.H.
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 9 Cromery Brook, East Granby, CT 06026
 Tel: (860) 659-1000 Fax: (860) 659-1001
 Cell: (860) 659-1002 Email: fah@fahweb.com www.fahweb.com



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of Submission:** Trust for Public Lands Memorandum of Understanding and Referrals for Potential Open Space Acquisition of the Meadowood Project
2. **Date of Board Meeting:** May 11, 2020
3. **Individual or Entity Making the Submission:**
Maria E. Capriola, Town Manager; Mike Glidden, Director of Planning and Community Development *Maria E. Capriola*
4. **Action Requested of the Board of Selectmen:**
If the Board of Selectmen supports formally requesting assistance from the Trust for Public Lands for the potential Meadowood open space acquisition, the following motion is in order:

Move, May 11, 2020, to authorize Town Manager Maria E. Capriola to execute the proposed memorandum of understanding with the Trust for Public Lands concerning technical assistance related to the potential Meadowood open space acquisition.

If the Board of Selectmen is interested in further pursuing this project, referrals should be made to a number of our public bodies. The following motion would be in order:

Move, effective May 11, 2020, to refer the potential acquisition of "Meadowood" by the Town of Simsbury to the Open Space Committee, Planning Commission, Conservation Commission, Zoning Commission, Historic District Commission, and Culture, Parks and Recreation Commission for comment on proposed purchase of open space.

5. **Summary of Submission:**
The Trust for Public Lands (TPL) contacted the Town of Simsbury regarding a potential purchase of the residential development known as "Meadowood". A presentation and background information was provided to the Board of Selectmen at your April 6th meeting.

The Meadowood project was an affordable housing development. The project was approved via the courts. The plan calls for the construction of 296 homes with 88 out of the 296 as deed restricted affordable homes.

If completed, the acquisition would consist of 288 acres preserved for a combination of open space, agriculture, and multi-use athletic fields. As currently envisioned approximately 24 acres would be set aside from conservation restrictions so that the

Town could have the ability to construct athletic fields in the future (if needed). A concept plan has been prepared to illustrate how these fields could be developed for the construction of said fields.

The project was subject to an environmental clean-up as conditions of the court's approval. The environmental remediation plan was completed under the supervision of the licensed environmental professional representing the property owner. The Town of Simsbury has engaged the services of a licensed environmental professional to review the documentation and confirm that the site has been cleaned.

The Town Attorney has reviewed the proposed memorandum of understanding with TPL for technical assistance.

6. Financial Impact:

The purchase of the 288 acres would involve funding from various sources. Federal and state open space acquisition grants along with state historic preservation funding are some of the examples where funding can be leveraged for the project.

The Town Manager's proposed budget had a capital project placeholder for open space acquisition of \$2.2 million. However the Board of Finance expressed their concern to move the project to the fall and therefore removed it from the Board of Selectmen's approved capital budget. On March 23, 2020, the Board of Selectmen voted to remove the item from the proposed budget, but to reconsider its inclusion in the fall for a potential November referendum.

The Town contribution towards the project will exceed 1% of the total operating budget and therefore the project will be subject to a referendum. The Trust for Public Lands provided a concept budget which outlines the various amounts of grant funding along with the Town Contribution.

7. Description of Documents Included with Submission:

- a) Proposed Memorandum of Understanding with Trust for Public Lands
- b) Proposed Letter, Re: Request for Technical Assistance
- c) Subdivision Map
- d) Aerial Photograph from GIS Documenting Existing Conditions
- e) Concept Plan Illustrating Potential Athletic Fields
- f) Presentation Slides from Trust for Public Lands

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding dated this ___ day of April, 2020 is between the Town of Simsbury and The Trust for Public Land to establish and define the respective roles of each party related to the project described herein.

Statement of Purpose

The Trust for Public Land (“TPL”) agrees to continue to support its efforts on behalf of the Town of Simsbury (“Town”) to preserve approximately 282 acres of undeveloped land currently owned by Riverbend Development CT, LLC. known as the Meadowood Conservation Project (“Meadowood”) and used for agriculture and other conservation related purposes (the “Property”). A map of the Property is attached. TPL is willing to assist the Town in this effort at the Town’s request and the Town hereby seeks TPL’s assistance. The purpose of this Memorandum of Understanding is to memorialize the agreement between the Town and TPL to work together, to define how TPL works, and to propose the next steps that TPL expects to take to move forward with preservation of this important Simsbury property.

The Purpose of the Trust for Public Land

TPL’s interest in working with the Town is to advance TPL’s organizational mission. TPL is a national, non-profit land conservation organization founded in 1972. It’s mission is to protect land for people, which it accomplishes through several services. TPL’s principal service is working with public agencies to identify and acquire private open spaces for conveyance into public ownership and management. TPL helps government agencies accomplish their land acquisition priorities and also works with local communities and groups, along with land trusts and other non-profits to strengthen their land conservation and protection activities.

TPL is an independent principal in each of its transactions, and is not an agent for the governmental agencies with which it works. As such, it will not act as the Town’s agent for this project, but will provide technical assistance as requested in a letter of even or nearly even date hereto. This independence will benefit Simsbury because it allows TPL to take the necessary risks – especially financial – that are critical to succeed in the competitive real estate arena.

The Trust for Public Land’s Role

Simsbury desires to work with TPL because it has an established track record of success in negotiating complex real estate negotiations including the successful partnership with the Town to acquire the Ethel Walker Woods property. TPL is also accomplished in finding the additional public or private funds that may be necessary to acquire the Property, and because TPL may reduce Simsbury’s financial burden for the acquisition of the Property, either in fee or

as development rights. These savings may include a reduction of acquisition costs for the Town through the identification and acquisition of grand funds from public and private sources. TPL absorbs many of the costs inherent in acquiring lands, including attorneys' time, and staff time involved in negotiating complex agreements. For this project, TPL may also absorb some of the cost associated with completing appraisals, environmental assessments and surveys.

The Trust for Public Land's Funding

As a private, non-profit §501(c)(3) organization, TPL relies entirely upon the generosity of donors, including individuals, foundations and occasionally corporations. Like all non-profits, it asks those individuals who know it best, and who most appreciate its work, to become contributors. These donors include landowners with whom it works, and foundations and wealthy individuals who particularly understand the benefits that inure to a community when a special property is protected. This Memorandum of Understanding does not obligate Simsbury to donate to TPL nor does it contractually obligate Simsbury to provide funding for acquisition of the Property until and unless all necessary non-municipal sources of funds and local approvals are obtained as set forth herein.

Action Plan

TPL and the Town will undertake the following next steps to accomplish their joint conservation objective for the Property:

1. TPL has negotiated an agreement to purchase the Property from the Riverbend Development CT, LLC either in fee interest or in development rights, and, if the Town is (a) satisfied with the terms of the agreement and that all required non-municipal funds have been obtained or committed, and (b) if the contract is approved by the Board of Selectmen, the Board of Finance, the Planning Commission and possibly the Special Town Meeting under Charter Section 409, the Town will enter into a contract to purchase said Property subject to approval at referendum. TPL will do so at its own risk and expense, and prior to the execution of an approved contract and approval at referendum, TPL's activities will not obligate the Town to fund the acquisition of the Property in any way.
2. At the Town's request, TPL shall provide the Town with non-confidential information it has in its possession regarding its negotiations with Riverbend Development CT, LLC for the purchase a fee interest or development rights in the Property, including all appraisals, option agreements, reports, maps and information regarding the Property. TPL understands that absent a specific agreement, it cannot compel the Town to expend its funds to hire consultants or to provide additional reports or information.

3. TPL will complete its due diligence examinations of the Property and share the results of examinations of title, environmental, and other due diligence with the Town. The Town shall undertake, at its expense, its own due diligence efforts.
4. If both TPL and the Town are satisfied with TPL's due diligence, TPL will present the terms and conditions of the sale of the Property to the Town for approval by the Board of Selectmen, the Board of Finance, the Planning Commission and possibly the Special Town Meeting under Charter Section 409. TPL and the Town will enter into a contract under which the Town would acquire a fee interest or development rights in the Property from TPL, subject to funding and public approval as set forth below.
5. Upon approval by the Board of Selectman, the Board of Finance and the Planning Commission, and a referendum, if necessary, shall be scheduled in conformance with the Town's Charter to conduct a referendum vote on the purchase of the Property either from Riverbend Development CT, LLC or from TPL.
6. Prior to said Meeting of Town agencies and possible referendum, TPL and the Town shall work together to inform Simsbury officials, residents and voters of the opportunity to purchase a fee interest or development rights in the Property.
7. TPL and the Town shall confer and develop strategies, and work together to identify and raise the public and private funds necessary for the Town to complete the purchase of the Property either in fee or in development rights. It is expressly understood and agreed that the Town reserves the right to reject any proposal whatsoever from TPL for the purchase of the Property
8. TPL shall convey the Property to the Town in conformance with the agreement between TPL and the Town.

Term

The term of this Memorandum of Understanding shall be two years from the date set forth above. The Town, acting through its Town Manager, at its sole option may, upon the request of TPL, extend the term for one (1) year for a total term of three (3) years. It is understood and agreed that any extension of the term beyond three (3) years shall require the approval of the Board of Selectmen.

THE TRUST FOR PUBLIC LAND

THE TOWN OF SIMSBURY

Walker Holmes
State Director, CT
Duly Authorized

Maria E. Capriola
Town Manager
Duly Authorized



Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Maria E. Capriola - Town Manager

Walker Holmes
Connecticut State Director
The Trust for Public Land
101 Whitney Ave, 2nd Floor
New Haven, CT 06510

Dear Ms. Holmes:

By this letter, The Town of Simsbury, Connecticut officially requests technical advice and assistance from your organization in connection with our efforts to develop a program to finance land conservation and recreation and a potential related ballot measure. As part of your advice and assistance, I understand you may conduct public opinion research, study local laws and recent elections, and evaluate the feasibility of acquisition, in fee or through conservation easements, of key properties.

We are interested not only in the factual information that you can provide to us, but also your organization's opinions and recommendations on public funding measures available to us and strategies to enact such measures. That would include understanding the public's priorities and attitudes regarding land conservation and other issues currently facing Simsbury and how the public would respond to different methods of presenting those issues. Although your submissions will be directed to the attention of Maria E. Capriola, Town Manager, I understand that your responses to this request will be for the general use of the Town of Simsbury.

This request will continue in effect for any advice you offer or presentations you submit related to such matters. In addition, we would like to take this opportunity to request that you continue to be available to provide technical advice and assistance in this area and on related matters in the future.

Thank you for your organization's contribution to the work of Simsbury.

Sincerely,

A handwritten signature in cursive script that reads "Maria E. Capriola".

Maria Capriola
Town Manager

SIMSBURY FARMS GOLF COURSE ANNUAL INCOME												GREENS FEES	TO DATE	TO DATE	TO DATE
SEASON TOTAL		-----GREENS FEES-----										SAVENOW	GREENS FEES	SURCHARGE	SEASON
YEAR	THRU MONTH	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	GROUPON	+ SURCHARGES	AS OF 2015	PASSES
2002	\$829,676.90	\$7,249.00	\$36,926.00	\$64,624.00	\$103,037.00	\$89,821.00	\$87,134.00	\$65,730.00	\$41,930.00	\$11,132.00	\$0.00		\$507,583.00		\$171,919.00
2003	\$795,507.70	\$2,297.00	\$31,528.00	\$68,740.00	\$78,107.00	\$93,730.00	\$81,630.00	\$62,719.00	\$37,523.00	\$15,670.00	\$215.00		\$472,159.00		\$177,240.00
2004	\$820,289.90	\$2,867.00	\$33,793.00	\$73,134.00	\$94,847.00	\$93,724.00	\$78,560.00	\$76,496.00	\$49,680.00	\$11,568.00	\$1,161.00		\$515,830.00		\$140,130.00
2005	\$825,043.40	\$0.00	\$35,012.00	\$77,413.00	\$98,774.00	\$95,908.00	\$89,582.00	\$73,914.00	\$42,391.00	\$15,591.00	\$0.00		\$528,585.00		\$124,770.00
2006	\$809,540.68	\$5,094.50	\$48,230.50	\$62,692.00	\$72,212.00	\$92,585.50	\$84,049.00	\$75,272.50	\$44,073.00	\$19,444.00	\$844.50		\$504,497.50		\$123,020.00
2007	\$863,218.95		\$29,111.00	\$81,784.50	\$101,528.50	\$99,008.50	\$94,208.00	\$85,593.50	\$50,207.50	\$9,515.00			\$550,956.50		\$111,270.00
2008	\$858,062.40	\$0.00	\$50,122.00	\$80,608.50	\$97,743.50	\$89,020.50	\$92,555.00	\$70,078.50	\$49,462.50	\$14,159.50	\$496.50		\$544,246.50		\$120,990.00
2009	\$888,611.40	\$8,379.00	\$49,872.50	\$86,739.50	\$95,375.50	\$99,093.50	\$84,712.00	\$78,592.00	\$37,849.00	\$18,370.50	\$1,314.00		\$560,297.50		\$126,430.00
2010	\$862,432.53	\$12,315.00	\$51,671.00	\$88,023.00	\$94,636.50	\$85,214.00	\$88,025.00	\$77,590.00	\$45,620.50	\$14,221.50	\$313.00		\$557,629.50		\$114,810.00
2011	\$778,801.45	\$60.00	\$41,595.50	\$72,731.00	\$85,809.50	\$97,215.50	\$71,744.50	\$69,946.50	\$34,624.50	\$9,679.50	\$1,682.00		\$485,088.50		\$112,742.00
2012	\$859,121.67	\$15,130.00	\$46,600.00	\$73,239.00	\$91,013.50	\$97,216.00	\$82,007.00	\$68,231.50	\$34,879.50	\$11,344.50	\$1,319.50	\$13,148.01	\$534,128.51		\$110,497.00
2013	\$836,621.82	\$280.00	\$36,294.50	\$75,662.50	\$95,375.00	\$77,918.00	\$90,866.50	\$66,189.50	\$45,664.00	\$13,659.50	\$27.00	\$16,632.77	\$518,569.27		\$114,905.00
2014	\$852,948.78	\$50.00	\$32,524.00	\$77,699.00	\$102,866.00	\$95,961.00	\$93,447.00	\$72,873.00	\$32,119.00	\$7,314.00	\$0.00	\$20,359.17	\$535,212.17		\$121,065.00
2015	\$896,788.19	\$90.00	\$23,028.00	\$89,374.00	\$95,485.00	\$91,950.00	\$96,338.00	\$70,952.00	\$39,606.00	\$19,522.00	\$10,075.00	\$31,060.68	\$567,480.68	\$38,899.00	\$119,338.00
2016	\$864,315.59	\$12,605.00	\$35,327.00	\$69,462.00	\$97,942.00	\$83,468.00	\$68,251.00	\$63,485.00	\$34,592.00	\$11,839.00		\$29,547.69	\$506,518.69	\$43,379.00	\$142,995.00
2017	\$852,649.04		\$26,637.00	\$65,032.00	\$89,551.00	\$82,734.00	\$75,206.00	\$62,070.00	\$36,319.00	\$8,465.00	\$506.00	\$31,107.19	\$477,627.19	\$40,233.00	\$124,465.00
2018	\$771,108.27		\$18,434.00	\$69,909.00	\$91,792.00	\$71,570.00	\$59,143.00	\$61,134.00	\$25,928.00	\$4,131.00		\$26,711.32	\$428,752.32	\$36,633.00	\$110,695.00
2019	\$900,724.64	\$2,364.00	\$30,530.50	\$63,687.00	\$98,466.00	\$86,347.00	\$87,686.00	\$77,867.29	\$32,825.00			\$9,791.50	\$489,564.29	\$58,284.50	\$153,695.00
2020		\$16,484.50	\$47,953.50	\$106,136.50									\$170,574.50	\$23,408.50	\$74,139.00
		-----ROUNDS-----													
YEAR	THRU MONTH	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC				
2006	40,838	701	4,334	5,460	5,644	7,459	6,604	5,222	3,478	1,836	100				
2007	41,725	0	2,472	6,722	7,571	7,585	7,014	5,780	3,638	943					
2008	39,244	0	3,892	5,999	6,932	6,721	6,473	4,615	3,442	1,102	68				
2009	40,521	834	4,206	6,353	6,483	7,211	6,024	5,168	2,617	1,481	144				
2010	37,836	915	3,917	5,888	6,287	6,061	6,255	4,327	2,930	1,221	35				
2011	33,346	40	3,304	5,223	5,456	6,801	5,093	4,005	2,373	860	191				
2012	39,755	1,448	3,649	5,610	6,349	7,362	6,431	4,679	2,841	1,199	187				
2013	37,821	4	3,278	5,474	6,256	5,973	6,714	5,170	3,699	1,249	4				
2014	36,551	1	2,637	5,568	6,834	6,902	6,394	4,704	2,670	841	0				
2015	37,226	0	1,836	6,022	6,366	6,243	6,389	4,432	2,982	1,840	1,116				
2016	35,468	1,302	3,023	5,001	6,544	5,851	5,170	4,246	2,992	1,339	0				
2017	32,213		2,166	4,669	5,791	5,537	5,482	4,269	3,246	941	112				

TO DATE
TOWN'S NET
PRO SHOP
\$150,174.90
\$146,108.70
\$164,329.90
\$171,688.40
\$182,023.18
\$200,992.45
\$192,825.90
\$201,883.90
\$189,993.03
\$180,970.95
\$214,496.16
\$203,147.55
\$196,671.61
\$209,969.51
\$214,801.90
\$210,323.85
\$195,027.95
\$199,180.85
\$58,969.30