

Town of Farmington
Board of Selectmen – Public Meeting Minutes
Monday, August 25, 2014
5:30PM
Selectmen’s Chambers
356 Main Street

Members Present:

Matt Scruton, Chairman
Charlie King
Paula Proulx
Brian St.Onge
Arthur Capello

Others Present:

Finance Administrator Pam Merrill
Interim Police Chief Jay Drury
Fire Dept.Chief Peter Lamb

Town Administrator Keith Trefethen was absent.

1.Call to order: Chairman Scruton called the meeting to order at 6 p.m.

2.Pledge of Allegiance

3.Public comment:

Melissa Adams of the Farmington Children's Center came to the board to report that administrators are still researching grants and funding sources that could be used to fund the center when its future status is decided.She asked to have the issue placed on a future agenda as quickly as possible so any grant applications could be completed and submitted on time.Adams also told the board that since the building was originally funded with CDBG funds,it must be used as intended when the grant was awarded or the funds may have to be repaid.The building use cannot be changed unless the new use meets the guidelines in the agreement and can't be used for government use only.Selectmen asked Adams to give the information to the Town Administrator and requested that the town's attorney provide an opinion on the matter.

4.Police Department Swearing-in and Presentation:

Interim Police Chief Jay Drury presented department members to be sworn in and receive awards for past outstanding efforts. Chairman Scruton administered the oath to Justin Doty of Hollis,who became the town's newest patrolman. Sgt.Orlando received the department's second highest honor,the Medal of Valor,for his efforts in preventing an attempted suicide.

5.Appointment request:

Resident Jacquelin Bissell approached the board to request appointment to the Conservation Commission. Bissell said she was a veterinarian for 27 years in Massachusetts and chose Farmington to retire in because of it's small population and the woodlands and wildlife.She said she decided to become involved with the Cons Com to help preserve the wildlife habitat and woodlands for future residents to enjoy.

Motion(King,second Capello)to appoint Jacquelin Bissell to the Conservation Commission for a three year term passed 5-0.

6. Draft Easement Deed-500 Boys' and Girls' Club:

A draft easement deed which would allow the Farmington Boys and Girls Club to use a portion of a town owned parcel for sports fields was presented to Selectmen for their review. Discussion included whether the deed should contain more description of the parcel, have the boundaries noted and the information included on the town tax maps.

Motion (Capello, second King) to obtain a reference sketch of the approximate easement area and include it as a document with the deed was approved 5-0. Selectmen then discussed including more specifics regarding public use of the fields, hours of use and whether to ban the erection of sheds on the property, but decided not to make any further amendments as the document includes a requirement that any deviations must be mutually agreed on by the town and the club. Motion (Capello, second Proulx) to approve the easement deed as modified passed 5-0.

7. Status on Auction of Tax Deeded Properties:

Brian Colsia and Danielle LeBlanc of Waterway Realty LLC, came before the board to discuss the status of five tax deeded parcels purchased at auction. Selectmen noted that the 10% deposit of the selling price had been paid, but the remainder of the funds owed had not been paid by the 30-day deadline outlined in purchase agreement. At a previous meeting, the board then gave them additional time to complete the sale but that deadline was also not met. Colsia said the largest parcel of the five, located on Meaderboro Road could not be transferred due to title issues allegedly due to improper tax sale notice by the town. He said that he did not receive the deeds to the other four properties within the 30-day time frame and when they were received, the deeds were unsigned and contained incorrect information. As the board began discussion, Selectman Capello recused himself from the board due to a potential conflict. Members then discussed remanding the issue to town staff to determine if Colsia's claims are valid and getting a recommendation on whether to wait for the title issues to be cleared up, move on to the next highest bidder or what other options may be available. Colsia said he considers the five parcels as one package and would complete the purchase on all of the parcels if it can be shown that clear title can be obtained for the Meaderboro Road parcel. If title can't be obtained he would take back his deposit and cancel the purchase agreement. Selectmen noted that each parcel is a separate transaction and that the deposit would not be returned because the payment deadline was not met. Motion (King, second Proulx) to remand the issue to appropriate staff, review the contract, obtain results of an inquiry to next highest bidder and a recommendation whether to continue with Waterway Realty or the next highest bidder passed 4-0-1 (King, Scruton, Proulx, St. Onge-yes, Capello recused).

Selectman Capello rejoined the board.

8. Quit Claim Deed-Murray Property:

Selectmen received a draft quit claim deed for the Murray property on Waldron Road. No action was taken and the matter was tabled.

9. Sign-Sarah Greenfield Park:

The board received a proposal from Sign Tech of Farmington and Alton Signs & Fleetgraphics, LLC of Alton for a new sign at the Sarah Greenfield Business Park. Selectman St. Onge reported that the Economic Development Commission has selected their choices for materials, colors and wording for the sign. Members decided to wait until photos and information were available for review. Motion (King, second St. Onge) to table the matter until the next meeting passed 5-0.

10. Request for Site Visit-294 Meaderboro Road:

Selectmen received a letter from the property owner and took the matter under advisement.

11. Approval of Minutes:

August 11, 2014- Page 1, under Public Comment, "inqueeries" should be changed to "inquiries".
Motion(Proulx, second Scruton) to accept the public minutes as amended passed 4-1 (Capello-abstain).
Motion(Proulx, second King) to accept the minutes of non-public session A passed 4-1 (Scruton, St. Onge, King, Proulx-yes, Capello-abstain).
Motion(Proulx, second St. Onge) to accept the minutes of non-public sessions B and C passed 4-1 (Scruton, King, St. Onge, Proulx-yes, Capello-abstained).

12. Request to Expend Funds:

Motion(Capello, second King) to approve a request to withdraw up to \$18,000 from the Capital Reserve Fund to perform road improvements as per vote of Farmington residents (by Warrant Article) at the 2014 Town Meeting passed 5-0.

13. Other Business:

None

14. Non-Public Session A:

Motion(Capello, second Proulx) to enter non-public session under RSA 91 A:3 II (c) status of County Attorney investigation, passed 5-0 at 7:20 p.m.
(St. Onge, King, Scruton, Proulx, Capello-yes).

Motion(St. Onge, second Capello) to adjourn non-public session passed 5-0 at 7:45 p.m. (Scruton, King, Proulx, St. Onge, Capello-yes).

Motion(Capello, second Proulx) to seal the non-public session minutes passed 5-0 (Scruton, King, Proulx, St. Onge, Capello-yes).

Non-Public Session B:

Motion(Capello, second King) to enter non-public session under RSA 91 A:3 II (b) proposal for hiring personal in the Highway Dept., passed 5-0 at 7:45 p.m.
(Scruton, King, Proulx, St. Onge, Capello-yes).

Motion(Capello, second King) to hire Jay Vitale as a full-time member of the Highway Dept. at a starting rate of \$16./hr. passed 5-0.

Motion(Capello, second King) to adjourn non-public session passed 5-0 at 8:10 p.m. (King, Capello, St. Onge, Scruton, Proulx-yes).

Non-Public Session C:

Motion(Capello, second St. Onge) to enter non-public session under RSA 91 A:3 II (a) Police Chief position, passed 5-0 at 8:11 p.m. (Proulx, King, St. Onge, Scruton, Capello-yes).

Motion(Capello, second St. Onge) to adjourn non-public session passed 5-0 at 8:30 p.m. (King, Capello, St. Onge, Proulx, Scruton-yes).

Motion(Capello, second Proulx) to seal the non-public minutes passed 5-0.

15. Adjournment:

Motion(Capello, second King) to adjourn the meeting passed 5-0 at 8:35 p.m.

Respectively Submitted,

Kathleen Magoon
Recording Secretary

Chairman, Matt Scruton

Paula Proulx

Arthur Capello

Brian St. Onge

Charlie King