

Town of Farmington
Board of Selectmen Public Meeting Minutes
Monday, February 20, 2017

Board Members Present:

Charlie King, Chairman
Neil Johnson, Vice Chairman
Jim Horgan
Paula Proulx
Ann Titus

Others Present:

Arthur Capello, Town Administrator
Rick Conway, Rec. Dept. Director
Residents Elizabeth Johnson, Bobbie Stormann, Jo Kenney

1). Call to Order/Pledge of Allegiance:

Chairman King called the meeting to order at 6:05 p.m. Everyone stood for the Pledge of Allegiance.

2).Public Input:

A).Snow Removal Issue- Main St. resident Jo Kenny came forward to discuss the lack of snow removal following the last 3 storms on Feb. 1, 9, and 16. Ms. Kenney showed pictures of her residence to Selectmen and told the board that she had to pay to have town property plowed so that she could access her driveway easement as the 30 feet of shoveling was too much for her to safely handle. She added the other resident of the home is disabled and unable to help. Selectmen discussed the difficulty in keeping the old Fire Station area cleared due to the Coast bus and privately owned vehicles parking overnight where overnight parking is not allowed, complaints from other residents regarding snow removal, signage and a conducting a review of Town plowing procedures.

Ms. Kenney invited Mr. Capello to meet with her at the property to view the property markers. Mr. Capello said he will address the issue with the Deputy DPW Director and get more information about the situation. He added that he will speak with the Police Chief about ticketing vehicle owners who park overnight where it is prohibited.

Mr. King asked Mr. Capello to update the board and Ms. Kenney following his discussion with the Deputy DPW Director.

B). Community Economic Development Meeting- Resident Bobbie Stormann told the board she is attempting to set up a community meeting with UNH Cooperative Extension Community and Economic Development Program Team Leader Charlie French to discuss economic development in Farmington. She invited the board to attend the meeting.

Mrs. Titus suggested she contact the Chairman of the Economic Development Committee and work with him to invite Mr. French to first discuss his program with EDC members at their next meeting for free (Mr. French charges a \$2,500 fee) .

Mrs. Stormann said she did not have the correct contact information for Mr. Orvis and that it is important to have a large meeting where both board members and interested residents can discuss economic development in Town.

Mr. Horgan asked the Cable TV Coordinator to plan to record the meeting so it will be available for re-broadcast on the community TV channel.

Rec. Dept. Director Rick Conway said if the meeting was held at the Town Hall as a public meeting she would not need to pay/submit the paperwork to rent the space and asked for a

scheduled date for the meeting.

Mrs. Stormann said she would like to schedule the meeting before the Annual Town Meeting on March 15 because she intends to bring forth an amendment to the operating budget seeking to add \$2,500 to the Economic Development line and that she wanted the voters to know why she was making the request.

Mrs. Stormann then said she would work out the details with the EDC Chairman.

3). Review of Meeting Minutes:

February 6, 2017- Public Meeting Minutes, Page 5, Item #8, Public Safety Building Update, 7th line- strike "around the entire building" and add "in front of the bays".

Motion: (Johnson, second Titus) to approve the minutes as amended passed 4-0-1 (Horgan abstained).

February 6, 2017- Non-Public Sessions A & B Meeting Minutes- No omissions or errors found.

Motion: (Titus, second Johnson) to approve the minutes as written passed 4-0-1 (Horgan abstained).

January 23, 2017- Non-Public Session B- No omissions or errors found.

Motion: (Titus, second Johnson) to approve the minutes as written passed 5-0.

4). Parks and Rec. Dept. Director Rick Conway Regarding Hay Day:

Mr. Capello said that Mr. Conway spoke with downtown business owners regarding a potential change to the location of the Hay Day celebration as per the board's request at a previous meeting. He said at that meeting the board discussed holding all of the events on Saturday and the Police Chief's proposal to move the events to the Henry Wilson School grounds.

Mr. Conway said he received a mixed response from the owners with some saying they were opposed to moving the events, some in favor of the relocation and some who said whatever the Rec. Dept. wants to do (no opinion).

Mr. Conway said he discussed the issues with the Recreation Advisory Committee who did not favor moving the vendors to the school grounds on the same night as the fireworks. He said the committee also discussed ways to expand event locations and alleviate traffic problems.

Mr. Johnson asked if there were any business owners strongly against staying downtown or strongly in favor of moving to the school grounds.

Mr. Conway said he did not ask that question and added that some residents have said they are against moving the celebration.

Mr. Johnson said he had no problem keeping it as it is but that the fireworks should be held that night.

Mr. Horgan agreed.

Mrs. Stormann asked if the Pancake Breakfast and Road Race would still be held on Sunday.

Mr. Conway said those events would still be held on Sunday and noted the Rec. Dept. has taken over running the breakfast as there are no longer enough Firemen's Association members available to put on the meal.

Mr. King said he agreed with keeping the events downtown but asked Mr. Conway to ask town residents about suggestions for improvements, getting more volunteers and how to make the event more family oriented.

Mr. Conway noted the existing family oriented events are run by the Football Boosters at no cost to the Town. He asked what the board is looking for in terms of expanding the events.

Selectmen said they were looking for more family/child activities and more participation from businesses, groups and residents.

Mr. Capello said the Rec. Dept. will make the Bouncy House available for children at the event and suggested the Town avoid a “carnival oriented” atmosphere.

Mr. King said the board is reaching out for ideas and help and said he hoped the board will participate in the celebration again this year.

Mr. Conway said he often gets good ideas for Hay Day but not enough “bodies” to carry out the ideas.

Mrs. Titus suggested he ask the parents of the kids who use the Rec. Dept. programs for help.

Ms. Proulx said the event used to have more participation by people who sell handmade items and suggested the cost of renting a space may be too much for one person. She asked if 2 or 3 people could share a space to share the cost to rent it.

Mr. Conway said the cost to rent a space for handmade items is \$30.

Mr. King asked how many rental spaces were empty last year.

Mr. Conway said 8 of about 100 spaces remained empty last year. He added that just because a space is empty doesn't mean that someone didn't pay for the space and the number of tables in a space depends upon how they are set up.

Ms. Proulx suggested the Rec. Dept. could send out an e-mail blast looking for people who might be interested in sharing a rental space.

Mr. Conway said there were more vendors last year but fewer businesses came out to participate. He said a problem occurs when business owners agree to take part in the event and then fail to participate leaving an empty space that could have been rented to someone else. He suggested the businesses could be charged \$10 to hold their space and then give the money back to them if they come out and participate in the event.

Mrs. Titus suggested the business owner could be asked to sign a waiver saying they don't intend to use their space and then rent the space to another vendor.

Mr. Conway said the problem is when they say yes and then don't come out and use the space.

Consensus of the board was to keep the current location.

5). Rental Waiver Request:

Friends of Farmington submitted an application to waive the rental fee to use the Rec. Dept. gym to hold a Sweetheart Dance and Silent Auction on Feb. 25. Mr. Johnson said the matter was resolved as the rental fee for the group has been paid.

6). Lancelot Shores Invoices:

Mr. Capello told the board that Lancelot Shores Improvement Association has once again billed the Town for maintenance and administrative expenses for the roads and beaches for the 6 town owned lots in the development (\$1,050 per lot).

Mr. Horgan asked if the Town is under an obligation to pay the yearly fee.

Mr. King said legal counsel has advised the Town has no responsibility to pay the invoices.

Mr. Horgan asked if the association actually exists.

Mr. Capello said it appears to be somewhat in disarray judging by the letter sent with the invoices.

Mr. Horgan then stated that the right to use the beach there will remain open to Farmington residents.

Mr. Conway asked the board to inform the Rec. Dept. that they can use the beaches again this year and suggested they pay to have a porta-potty installed on the beach to avoid the trip back to the Rec. Dept. to use the restrooms.

Mr. Capello said the Town would be liable to the association for any damages done on the beach by the potty and suggested it may be better to put it on the Town owned lot closest to the beach area.

Mr. Horgan said the lot could be used for parking as well.

Mr. Johnson noted that the invoices also contain notice of a Special Meeting to be held on May 20, 2017 to adopt the bylaw amendments and to ratify the revival of the corporation.

Mr. Capello said the Town was not obligated to attend the meeting.

Consensus of the board was to remain with the status quo.

7). Board Appointments:

Mr. Capello said current Conservation Commission Chairman Dave Connolly and resident John Law requested appointment to the Cons Com as regular members for a 3 year term.

Motion: (King, second Titus) to appoint Dave Connolly and John Law to the Conservation Commission passed 5-0.

8). Sale of Town Lots:

The board received a list of current tax deeded properties except for properties still in the deeding process. In a memo to the board Mr. Capello recommended that the board first try to sell 5 properties with buildings located on Spring Street, Hornetown Road, Tappan Street, Worster Street and Elm Street.

Mr. King said the previous attempts to sell Town property at auction was not a good experience and suggested they put one property out for sealed bid per month.

Mr. Capello said they could place "For Sale" signs on the properties and entertain bids on one property per month.

Mr. King asked if the Town should offer to let the abutters to the properties bid first or to open the bids to any and all interested bidders.

Mr. Capello said the board can do that but advised them to be consistent with whatever way they choose to handle the sales.

Consensus of the board was post the properties, notify the abutters by letters and to post the sales on the Town website.

Discussion included to collect as much of the amount owed for each parcel as possible, determining the minimum bids to be accepted, find the total cost to the Town including code liens, taxes, clean ups and interest since the property was taken and whether to consider negotiated offers including resolutions of certain conditions or a cash price with a quit claim deed only.

Mr. Capello said he will provide the board with total costs to the Town and conditions to be addressed for each parcel. He suggested they begin the sales with the Tappan Street property.

9). Update on Cost of in the Industrial Park:

Mr. Capello told the board that Administrative Assistant Erica Rogers contacted the Economic Development Directors for the cities of Dover and Rochester with regards to the industrial/business parks there. In a memo to Mr. Capello she stated that the City of Dover

provides utilities to Enterprise Park, has city required standards and sells the land at \$60,000 per usable acre.

She said the City of Rochester sells the lots in their industrial/business parks from \$15,000 to \$29,000 per usable acre but sells lots with highway frontage for as much as \$50,000 per usable acre. She said the city provides utilities and air and rail transportation for their lots.

Mrs. Rogers stated that she also contacted Wakefield, Milton and Somersworth but has yet to receive a response from them.

Mr. Capello noted most of their lots are located in industrial parks that supply water and sewer to the lots where Farmington only provides water service to commercial lots at this time. He said he will update Mrs. Roger's memo as the information is received from the other communities.

Ms. Proulx suggested the board not wait too much longer to set a price for the Town owned commercial lots as we will soon be coming into spring which is typically the busiest part of the year to sell property.

10). Update to Board on the Budget Committee Meeting:

Goodwin Library- Mr. Capello said the Bud Com increased the \$260,000 contribution to the Goodwin Library recommended by Selectmen to \$271,450.

Mr. King noted the increased amount was intended to fund opening the library on Wednesdays and asked Library Trustee Bobbie Stormann if the library agreed to the amended amount.

Mrs. Stormann said the additional funds are for a 6 month trial period and the staff will track the patrons and provide a cost evaluation to the committee.

Mrs. Titus asked if the library plans to ask for more money at Town Meeting.

Mrs. Stormann said they feel they can make the budget work with the additional funds for the Wednesday opening and have no plans to ask for more money. She said they are happy with the amount and thanked everyone involved in the budget process.

Motion: (Horgan, second Proulx) to recommend the Budget Committee's amendment to the operating budget passed 5-0.

Article 22-Fund the Future Technology CRF with TDS Franchise Fees:

The Bud Com recommended changing the amount to be raised and appropriated from the franchise fees from \$500 to \$1,500 with any remaining balance to be placed in the general fund.

Motion: (Horgan, second Johnson) to recommend the Budget Committee's amendment to Article 22 passed 5-0.

Article 24- To Move the Annual Town Meeting (by Petition):

Mr. Capello said the board may vote to recommend/not recommend this article if they chose to do so.

Motion: (King, second Horgan) not to recommend changing Town Meeting day to Saturday Discussion included Saturday is a work day or for other commitments for many residents, only about 90 residents attended the Deliberative Session which was held on a Saturday, the Town Meeting on Wednesday will be fresh in voters' minds after voting on Tuesday.

Mr. Capello said that about 60 people signed the petition and noted that some people sign petitions just to get the issue on the ballot. He advised that the board also has the option not to make a recommendation on the article and speak against it at Town Meeting.

Mr. King added that one drawback to the Wednesday night Town Meeting is that there is a smaller amount of time to finish all of the business before the Town.

Mr. Capello said he will check with DRA to determine if the Selectmen's vote on a petitioned warrant article can be included on the warrant.

Vote- The motion not to recommend the article passed 4-1 (Proulx opposed).

11). Public Safety Building Update-

Ms. Proulx asked if the building lights are on timers and if they go out during daylight hours.

Mr. Capello said the LED fixtures have photo cells which shut off during daylight hours. Mr. Johnson said the lights do not have photo cells but do have timers that are set to turn on and off at 4:30 PM and 7:30AM.

The board received a copy of the "punch list" of any defects found following the initial walk through of the main level conducted by Town officials. Mr. Johnson said mostly minor issues were identified and will be addressed by Groen Construction. A second walk through is scheduled for next week to ensure the work on the first floor was completed and to identify any issues that need to be addressed by the builders on the second floor.

Selectmen discussed possible repercussions if any of the vendors/contractors fail to follow through with installations or repairs.

Mr. Capello said he would have to review the contract terms and will provide an answer to the board.

Mr. Horgan asked about remaining target dates.

Mr. Capello said the new Police and Fire Dept. furnishings will be delivered and installed by Thursday, the moving company is scheduled to begin moving the depts.' furnishings from their current locations on March 3 and the grand opening is planned for April. Mr. Johnson said the grand opening ceremony for the building has been moved to May to allow for the landscaping to be completed.

Appliances donated by the Farmington Firefighters Association will be installed this week.

The air compressor for the Scott air tanks has been installed.

The wire supplying video/Internet service needs to be pulled from the pole to the building.

Cleaning teams will clean the building on Thursday and Friday.

Items to be completed in the spring when the weather allows include the irrigation system, landscaping, stone trim on the pillars, installation of the sign and lighting, the trench, gutters and heat tape to address the water shedding off the bay roofs, parking and impound area lighting.

The heating system has been installed and is up and running.

Mr. Horgan asked about the possible need for a safety railing around the dip in the ground near the trees on the right side of the building.

Mr. Capello said the finish grade has not been completed so he did not know if the dip will still be there once the final grading has been done.

Mr. King offered his congratulations to the Town of Milton on the opening of their new Fire Station.

Mr. Johnson said he asked the builder what they would charge if the same building were to start construction today. He said the cost for the building would be over \$3 million.

Mr. Capello then asked the board to approve payment to the moving company.

Motion: (Horgan, second Johnson) to approve payment of \$836 to Calling All Cargo Moving and Storage with the funds to be withdrawn from the Public Safety Building and Equipment Capital Reserve Fund passed 5-0.

Mr. King asked about the plaques with the names of donors to be displayed at the Public Safety Building. He suggested the large donations to the facility should be recognized with individual plaques.

Mr. Capello said will provide examples of some plaques for the board to review.

Mr. Horgan suggested a Decommissioning Ceremony be held for the old Fire Station after the Police and Fire Depts. move into the new building and the grand opening ceremony has been observed. He said members of the EMS and Fire Depts. helped to construct the old building and it didn't cost the Town anything for the construction.

Mr. Johnson noted the old station served the Town for 45 years.

Mr. Capello said he would ask the Fire Chief for a list of the names of former members who were involved in the construction of the building.

12). Town Administrator's Business:

A). Route 11 Center Lane- Mr. Capello said the Town has received the final DOT agreement regarding the installation of a center turning lane on Rte. 11. Plans call for the state to extend the lane down to the Farmington Family Health Care facility he said.

Mrs. Stormann suggested the state adjust the signal lights at the intersection of Rte. 153 and Rte. 11 to blinking lights to facilitate moving traffic through the intersection during heavy traffic flow.

Mr. Horgan said the timing of the lights should be adjusted for making turns at the intersection. Mr. King said the Town requested the installation of a delayed green light on the Meetinghouse Hill Road side of the intersection.

Mr. Capello noted that traffic is sometimes backed up from that intersection all the way to Rochester.

B). TDS PEG Channel- Mr. Capello said he received a response from a TDS Manager regarding when customers would be able to view the local access channel. In an e-mail to Mr. Capello TDS Manager Kathleen Davis said the equipment for the PEG (Public, Education, Government) Station has been installed but the company is still working out some configuration issues. She stated she would notify the Town when the service becomes available.

C). Watch Meetings Online-Selectmen also briefly discussed the Farmington Community TV 26 video on demand site which allows online viewing of Town board/committee meetings. Some residents reported difficulty with viewing the videos and Mr. Johnson suggested it may be due to a bandwidth issue or because the uploaded files were compressed too heavily.

Cable TV Coordinator Robert Hall said he would follow up with the streaming service company.

13). Additional Board Business:

A). Snow Removal- Ms. Proulx commented about the lack of proper plowing in some areas of Town and asked if there were any restrictions preventing the timely removal of snow after the recent storms.

Mr. King asked if there were any restrictions based on the terms of the current DPW contract. Mr. Capello advised the restrictions were not related to the contract and advised the issue should be discussed in non-public session.

Ms. Proulx said that the Town roads are categorized in 3 categories in order of importance- primary, secondary and tertiary (third in order). She said some areas don't seem to get done and some areas are "not great". She cited a situation where one street had barely enough room

for 2 cars to pass each other 2 or 3 days after a storm. She then asked for the list of Town roads by category to see if the categories and procedures still hold true.

Mr. King asked if the problems are an issue of how well the work is being done or due to the size of the storms in a short time period. He agreed that historically the plowing seemed to be better and that there is room for improvement to bring it back to where it used to be.

He added that the DPW Deputy Director is new to the position but the Director and employees are not.

Consensus of the board was to continue the discussion in non-public session.

B). Town Meeting Preparation- Mr. King asked how many board meetings there are before Town Meeting and if there are any issues related to preparing for the meeting.

Mr. Capello said there are 3 board meetings before Town Meeting so the board still has some time to resolve any issues.

Mr. King asked about the itinerary for the annual meeting.

Mr. Capello said the Town Moderator sets the order of the meeting and that he has not heard from Mr. Morin.

Discussion then included the presentation by NH Solar Gardens, dept. heads and potential topics of discussion by Selectmen.

Mr. King suggested the topics should include the Public Safety Building, economic development, sale of Town properties and the fate of the old Police and Fire Stations so people will know these things are in process.

Mr. Johnson likened it to a "State of the Town Address".

C). Collapsed Covers- Ms. Proulx said there are 2 collapsed manhole covers on Spring Street that should be addressed as they are collecting water and could lose the pavement around them.

Mr. Capello said he would address the matter with DPW Director.

14). Next Meeting: Monday, February 27, 2017 at 6 p.m.

15). Non-Public Session A:

Motion: (King, second Johnson) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 5-0 by a roll call vote (King, Johnson, Horgan, Proulx, Titus- yes) at 7:55 p.m.

Motion: (King, second Horgan) to come out of non-public session passed 5-0 at 8:25 p.m.

Motion: (Horgan, second Titus) to seal the minutes passed 5-0.

16). Non-Public Session B:

Motion: (King, second Titus) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 5-0 by a roll call vote (King, Johnson, Horgan, Proulx, Titus- yes) at 8:25 p.m.

Motion: (King, second Titus) to come out of non-public session passed 5-0 at 8:30 p.m.

16). Adjournment:

Motion: (King, second Titus) to adjourn the meeting passed 5-0 at 8:30 p.m.

Respectively submitted

Kathleen Magoon, Recording Secretary

Charlie King, Chairman

Neil Johnson, Vice Chairman

Jim Horgan

Paula Proulx

Ann Titus

