

Town of Farmington
Board of Selectmen Public Meeting Minutes
Monday, March 6, 2017

Board Members Present:

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

Others Present:

Arthur Capello, Town Administrator
Residents Jane and John Wingate,
Bill Fisher, Kathy King, Elizabeth Johnson,
Tim Moody, Michelle Elbert

1). Call to Order/Pledge of Allegiance:

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

2). Public Input:

Jane Wingate said the board has spent the taxpayers' money wisely and that the Town is getting a lot for their money. She asked if there is a plan for the former Textron property and recalled that a well in that area "went bad". She then asked about the water quality in Town. Mr. King said the water quality is good and that they are in the process of locating additional water sources.

Kathy King came forward to thank everyone who attended and/or donated to the recent fundraiser held by the Friends of Farmington. She said the dance and silent auction raised \$1,800 for the organization.

Tim Moody told the board that he is a 40 year Farmington resident and carpenter and that he "could be an engineer". He stated concerns about items he claimed were improperly completed at the new Public Safety Building and then went on to express his displeasure with the condition of the Town roads, the condition and number of catch basins and culverts, dirt roads that should be paved, the "pole city" in downtown Farmington and things that "should have been done right the first time" such as the pillars on the front of the Municipal Office Building.

Mr. King asked Mr. Moody to document his concerns and put the details in writing to Mr. Capello for review.

3). Review of Minutes:

February 27, 2017, Public Meeting Minutes- Page 1,Item 2a- strike "DOT" and replace with "DHART" in the first line.

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

February 27, 2017- Non-Public Sessions A & B- No errors or omissions.

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

Motion: (Proulx, second Johnson) to unseal Non-Public Session B passed 4-0-1 (Horgan abstained).

4). Town Meeting Prep:

Selectmen received copies of the NH Solar Gardens presentation for Town Meeting. Mr.

Capello said the presentation is expected to take about 10 minutes.

Mr. King said he would like to update residents on the status of the following items: the Public Safety Building, the TIF District and Advisory Board, Sarah Greenfield Business Park, sale of Town properties, roads status and scheduled road work, progress of renovations to the Farmington Children's Center, repairs to the general government buildings and announcement of DPW Director Dale Sprague's retirement and introduction of DPW Deputy Director Jason Gagnon.

Mr. Horgan asked when the grand opening of the Public Safety Building and the decommissioning of the old Fire Station will occur. He suggested they put the word out at Town Meeting that the Town is looking for the names of those involved in the construction of the old building.

Mr. Capello said the grand opening of the new building will be held in May and decommissioning of the old station is scheduled for June.

He added that Tom Sorenson had planned to take photos of the new Public Safety Building with a drone has decided to wait until May to allow time for the landscaping to be completed.

Recess- Motion: (King, second Titus) to take a 5 minute recess passed 5-0 at 6:45 p.m. The meeting reconvened at 6:50 p.m.

5). Update on Sale of Town Lots:

The board reviewed the RFP for sale of Town owned property located at 53 Tappan Street.

Consensus of the board was to approve the RFP as presented by Mr. Capello.

Discussion included the assessed value of the property (\$188,400), how long the residence has been vacant (4-5 years) and setting a minimum bid for the lot.

Consensus was to set a minimum price of \$35,000 and to authorize Mr. Capello to send out the RFP.

6). RFP of Use of Property:

Selectmen also reviewed the RFP to possibly contract with an assessor or assessing firm to help the Town determine the value based on the current condition and best use of 3 Town owned lots that make up the old Fire Station site.

Mr. Johnson said that item 3.2 Experience, Capacity and References has some requirements that respondents may not be able to meet as the property is a unique situation. He suggested Mr. Capello clarify and simplify the requirements of that section.

Mr. Capello will revise the section and return it to the board for review.

7). Public Safety Building Update:

Mr. Capello said the Police and Fire Depts. moved into the new building on the previous Friday.

Mr. Horgan asked if there were any "glitches" in the move.

Mr. Capello said there are no structural problems and no system failures but there is still more to be done there.

Mr. King asked about the cracks reported by Mr. Moody earlier in the meeting.

Mr. Johnson said the spaces are meant to provide stress relief to the bay floors. He said he believed Mr. Moody was referring to the cracks in the stress release in the bay floors.

Mr. Capello said he will check into the issues raised by Mr. Moody.

Mr. Horgan asked about the heat tape to be used as part of the solution to the water shedding

off the roof.

Mr. Johnson said the tape will be placed only in the gutters and downspouts and will be triggered by the outside temperature.

Mr. Capello said the Police and Fire Chiefs reported things are up and operational in their depts. He said he did not know if all of the "leftovers" have been moved from the old site to the new building yet and asked everyone to bear with them while they are still unpacking.

Mr. Capello said that in 1 month the flooring contractor will return to the new facility to strip the floors and refinish them as they were not happy with the results.

Selectmen received copies of the Construction Completion Affidavit for the building from an independent third party consulting structural engineering firm. The document serves as confirmation that the structural and architectural work has been completed according to the plans, codes and meets the requirements for the proposed use.

Mr. Horgan asked if the generator has been certified.

Mr. Capello said the unit has already been certified by the state prior to installation.

Mr. Johnson added that they will just need to drop it on the pad and run the cable to it when it is installed.

8). Town Administrator's Business:

EDC Meeting- Mr. Capello reminded everyone that the March EDC meeting will be held at the Town Hall on March 9 beginning at 6 p.m.

Moving Payment- Mr. Capello requested authorization from the board to pay the movers for moving the Police and Fire Depts. to the Public Safety Building.

Motion: (Horgan, second Johnson) to pay \$4,315.75 to Calling All Cargo Moving and Storage passed 5-0.

Groen Invoice- Mr. Capello said the construction company has submitted an invoice and requested authorization to pay the bill.

Motion: (Horgan, second Titus) to pay \$194,465.25 to Groen Construction, Inc. passed 5-0.

9). Additional Board Business:

Town Elections/Town Meeting- Mr. King reminded residents that the Town Elections will be held on Tuesday, March 14, 2017 from 8 a.m. to 7 p.m. at the Town Hall. The Annual Town Meeting will be held the next day, Wednesday, March 15, 2017 beginning at 7 p.m. at the Town Hall he said.

Mr. Capello asked the board to appoint him as a stand-in for the board in the event there are not enough Selectmen to cover the events as required by state law.

Motion: (Horgan, second Titus) to appoint Arthur Capello as a stand-in for the Board of Selectmen passed 5-0.

Tracking Utilities- Mr. Johnson asked if the tracking system has been set up at the Public Safety Building to enable tracking of utility use. He said it is expected that utility costs will be less than budgeted but he would like to see how it is doing as the year goes along.

Mr. Capello said it will be installed now the construction of the building is done.

10). Next Meeting: Monday, March 13, 2017

11). Non-Public Session A:

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 7:12 p.m.

Motion: (King, second Titus) to come out of non-public session passed 5-0 at 7:20 p.m.

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

12). 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 7:20 p.m.

Motion: (King, second Titus) to come out of non-public session passed 5-0 at 7:30 p.m.

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

The public portion of the meeting reconvened at 7:30 p.m.

13). Winter Street Gate:

Selectmen reviewed a letter to the management company overseeing the Farmington Ridge Mobile Home Park sent by Code Enforcement Officer Dennis Roseberry. The letter stated the Building Inspection Dept. has received complaints about the emergency access gate on Winter Street being left open when it is to remain closed and locked with a key in a Knox box for emergency personnel access.

Mr. Capello said there have been previous problems with maintenance of the gate and with it being left open. He said that even after the Town installed a new lock and chain on the gate someone cut it off and is using the gate as an entrance/exit to and from the park. He added that the Town has blocked the access and sent notification to the management company asking for a response to address the issue.

Mr. Horgan noted that the lock and chain were placed there to keep the residents from using that access and if they keep cutting the locks and chains they could be guilty of grand larceny.

Mr. King asked if the barricade could be removed and be replaced by a camera.

Mr. Capello said the blockage is intended as a temporary solution and that the DPW Deputy Director is looking into the appropriate type of camera for the situation.

14). Economic Development Grant:

Mr. Capello reported that Administrative Assistant Erica Rogers contacted the U. S. Dept. of Agriculture regarding whether the Town's per diem Firefighters qualify as part time employees. He said the question was in regards to whether the Town would qualify for Rural Business Development Grants. The Program Specialist determined that per diem firefighters who work 22 per week would count as part time employees which may affect the Town's eligibility for a grant. He said that grant applications won't be accepted until December so there is time to look into the requirements for the 50/50 matching grant. He added a conference call with the Program Specialist is scheduled for Wednesday.

15). Rec. Dept. Gasoline Usage:

Ms. Proulx noted the amount of gasoline usage by the dept. seemed to be excessive and asked if the numbers are entered manually into the report.

Mr. Capello said the numbers are entered manually and that the entry contained a typographical error with the decimal point in the wrong place.

Ms. Proulx said the use of the WEX fuel cards seems to be working well for other Town depts. and asked if the Rec. Dept. will be getting a card.

Mr. Capello said he will issue cards to the Director and Asst. Director for use in the dept.'s Town vehicles.

Mr. King asked if there is a check in place to prevent the cards from being used to fuel personal vehicles.

Mr. Capello said the usage is monitored by the Director, the Finance Administrator and himself.

Mr. King then asked if employees have been told they could lose their jobs if the cards are abused.

Mr. Capello said they have been informed of the restrictions and the consequences of abusing the fuel budget/cards.

16). Adjournment:

Motion: (Horgan, second Titus) to adjourn the meeting passed 5-0 at 7:50 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

Charlie King, Chairman

Neil Johnson, Vice Chairman

Jim Horgan

Paula Proulx

Ann Titus

