

Town of Farmington
Board of Selectmen Public Meeting Minutes
Monday, May 1, 2017

Board Members Present:

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

Board Members Absent:

Jim Horgan

Others Present:

Arthur Capello, Town Administrator
Residents Bill Fisher, Elizabeth
Johnson, David Moore

1). Call to Order:

Chairman Proulx called the meeting to order at 6:05 p.m.

2). Non-Public Session A:

Motion: (Proulx, second Johnson) to enter non-public session under RSA 91-A: 3 II (b) Hiring passed 4-0 by a roll call vote (Proulx, Johnson, King, Titus-yes) at 6:05 p.m.

Motion: (King, second Johnson) to come out of non-public session passed 4-0 at 6:40 p.m.

Motion: (King, second Johnson) to seal the minutes passed 4-0.

3). Non-Public Session B:

Motion: (Proulx, second Johnson) to enter non-public session under RSA 91-A: 3 II (b) Hiring passed 4-0 by a roll call vote (Proulx, Johnson, King, Titus- yes) at 6:40 p.m.

Motion: (King, second Johnson) to come out of non-public session passed 4-0 at 7:30 p.m.

Motion: (Proulx, second Titus) to seal the minutes passed 4-0.

4). Reconvene/Pledge of Allegiance:

Chairman Proulx reconvened the public portion of the meeting at 7:35 p.m. All present stood for the Pledge of Allegiance.

5). Public Input:

Elizabeth Johnson suggested the board consider working with the Farmington Historical Society to allow the group to use the Old Courthouse building instead of renovating the historic building now occupied by the Community Action Program (CAP) for their use. She suggested the renovations may affect the historical value of the building.

Mr. King said the board should consider the possibility of housing the CAP center offices at the old Police Station or the Town Hall to maximize the use of those buildings.

Chairman Proulx said the board will revisit Mrs. Johnson's idea when the discussion about the Town Hall/Police Station use returns to the agenda.

6). Review of Minutes:

April 24, 2017- Public Meeting Minutes-

Page 2, item 4, Community Action Program Regarding the Old Courthouse, line 23- change “organization” to “Town”.

Page 5, item 9C, Charge FCTV for Office Space, 4th line from the bottom- change “suggested” to “asked if”

Page 6, item 10 B, Fire Dept. Forestry Truck- change “New Durham” to “Milton”.

Page 7, item 10 E, Noisy Bridge- change “Mr. Horgan” to “Mr. Johnson”

Motion: (Johnson, second King) to approve the minutes as amended passed 4-0.

April 24, 2017- Non-Public Session A-

Motion: (King, second Johnson) to approve the minutes as written passed 4-0.

Motion: (Johnson, second King) to unseal the minutes of Apr. 24 Non-Public Session A passed 4-0.

April 24, 2017- Non-Public Session B-

Motion: (King, second Titus) to approve the minutes as written;

Consensus of the board was to discuss a possible amendment to the minutes in non-public session at the end of the public meeting.

Mr. King withdrew his motion and Mrs. Titus withdrew her second.

Motion: (King, second Titus) to table the matter until non-public session passed 4-0.

6). Open Bids for Tappan Street Property:

Mr. Capello reported that 2 bids were received for the 53 Tappan Street property and that there was a lot of activity at property showing.

Chairman Proulx opened the bids and announced that bids were received from David Moore (\$40,000) and from Robert Flannery (\$33,700).

Mr. Moore told the board he could not honor his bid because it would be hard for him to obtain the title/title insurance and qualify for bank financing within the 45 day requirement to close on the property.

Mr. Flannery’s bid proposal stated he would close within 25 days.

Motion: (King, second Titus) to award the bid to Robert Flannery at \$33,700 based on meeting the RFP contingencies passed 4-0.

7). Discussion of Contents of Tappan Street Property:

Mr. Capello sought board approval to auction off the items found on the Tappan Street property and in the house.

Mr. Moore added that there are items all over the lot and that the storage container there is unlocked.

Mr. Capello said if approved he planned to place a notice in the newspaper advertizing an open auction with items awarded to the highest bidders.

Discussion included putting the items in “lots”, whether to hire someone to run the auction and the estimated total value of the items.

Bill Fisher said that a local antique shop owner attends auctions frequently and may be able to provide pointers on how to put together an auction.

Mr. Capello said the storage container that was found on the lot was given to the Highway Dept. for sign storage. He also asked for board approval to give some lanterns and portable heaters found on the property to the Boy Scouts for use during camping trips.

Consensus of the board was to approve the donation to the Boy Scouts, to auction the remainder of the materials and to request that Mr. Capello research the auction process.

8). Update on Walk- Through of Former Fire and Police Stations:

Mr. Capello said he advertised and posted on the Town website a notice to the public regarding the walk-through of old Police and Fire Stations scheduled for Tuesday, May 2, 2017. The walk-through will begin at the old Fire Station and run from 9 a.m. to 9:30 a.m. followed by the walk-through of the old Police Station from 9:35 a.m. to 10:05 a.m. All remaining items are available for free for non-profit organizations and then to residents by sealed bid he said.

Mr. King asked if the Fire Dept. has removed everything of use to them as he noticed several boxes of gloves and gym equipment there during his last visit to the building.

Mr. Capello said the dept. took everything salvageable and that some of the gym equipment is broken. He added the materials are available “as is, where is” and must be removed from the site within 2 weeks.

9). Town Administrator’s Business:

A). Excavation Intents- Selectmen received copies of a memo from Assessing Clerk Kelly Heon and the Town Attorney regarding intent to excavate permits for review.

B). Open House for Public Safety Building- The board reviewed the draft posting for the Grand Opening of the building to be held on Sunday, June 4 at 2 p.m. They also reviewed the proposed program outlining plans for a parade of Police and Fire vehicles with lights and sirens, food and raffle donations, music and keepsake photos featuring Norman Rockwell’s “Runaway Diner”. Chairman Proulx advised Mr. Rockwell’s name needs to be corrected from “Norma” to “Norman”.

C). Teamsters’ Life Insurance- Mr. Capello asked the board for their thoughts regarding a memo from Finance Administrator Pam Merrill notifying him that the DPW now has 2 life insurance policies- one from the Town as per the new DPW contract and one through Allegiant Care for the Teamsters Union. Selectmen said the Town has no control over what the union does and no action was taken.

D). Appraisal Contract- Selectmen reviewed the terms of engagement letter from the Stanhope Group to provide market value and best use analysis for the former Fire Station property. Mr. Capello requested authorization to sign the letter.

Motion: (Johnson, second Titus) to authorize the Town Administrator to sign the agreement with Stanhope Group passed 4-0.

E). Puddledock Move- Mr. Capello told the board that he notified Editor Stan Freeda of the board’s decision to request the Puddledock Press vacate the free office space at the Town Hall to allow the Rec. Dept. to use the space. Selectmen reviewed a response to Mr. Capello’s e-mail from Puddledock Press Vice Chairman Tom Naro who stated the decision was “inconsiderate” of

the organization and takes away some of the Town's support of the paper. He asked Selectmen to review their decision with the participation of the paper.

Discussion included possible other locations the newspaper can move to, the paper uses the Town Hall space for storage, some non-profits receive space in exchange for service to the community, there is no contractual obligation to the paper, Selectmen were unaware the paper is a non-profit organization and to use the Town buildings in the best interests of the community. Consensus of the board was to stand with their decision.

Mr. Capello said that the newspaper representatives are welcome to attend a public meeting and speak to the issue during the Public Input section of the meeting.

F). TDS PEG Channel Service- Mr. Capello said he contacted TDS in regards to the lack of local Public, Educational, Government (PEG) channels service as per the timeframe stipulated in the contract agreement. TDS Manager Scott Brooks' e-mail response explained the company is having technical issues converting the audio and video signal from MetroCast into their system. He stated they hoped to have the issue resolved within the next 2 weeks and are also exploring other options in the event they can't get the signal to work in their system.

Mr. Brooks said he would be available to attend the May 15th board meeting if the matter is not resolved by then.

Discussion included consideration of terminating the agreement, if the timeframe is "cast in stone" in the agreement, what role if any MetroCast played in the matter and if TDS has an advantage over MetroCast by having the same contract with the Town but not providing the same level of service.

Mr. Capello said he will consult with the Town Attorney to determine the Town's options if the matter is not soon resolved.

G). Lancelot Shores Special Meeting- Selectmen received Notice of a Special Spring Meeting to be held by the Lancelot Shores Improvement Association (LSIA) on May 20, 2017. The agenda includes Notice of Resolutions for Consideration which proposes ratification of the by-laws and possible amendments to the current quorum requirements.

Mr. Johnson said Resolution C proposes to allow a meeting quorum as two-thirds of the members present or by proxy and questioned the validity of allowing a quorum by proxy. Selectmen discussed possible reasons the Association is attempting to make the changes, if comments in the Notice about the challenge to the by-laws being used as an excuse to refuse to pay "common expenses" were directed to the Town and Town residents may bring a guest to the beaches there with a pass issued at the Municipal Building.

Mr. Capello added he intends to visit the Town owned property in the subdivision with the Recreation Dept. Director and determine a location to install a portable toilet for the dept.'s use.

10). Additional Board Business:

A). Primex Increase- Mr. Johnson noted that the Town's property and liability insurance costs will increase by 4.8% (\$8,646) for the 2017-2018 program renewal.

Mr. Capello said much of the increase is due to the reimbursement of the theft of Town funds by the former Fire Chief Richard Fowler.

B). Streetlight Complaint- Mrs. Titus said she received a resident complaint about a streetlight out in front of their property.

Mr. Capello said the Town reports the problems to Eversource and is at their mercy as to when they will be repaired.

Ms. Proulx said the Town is paying for the service whether the lights are working or not and asked that the Police Dept. continue streetlight checks as part of their regular rounds in Town.

C). Road Issues- Mrs. Titus asked for an update on the repair of potholes on Meaderboro Road. Mr. Capello said the issue has been taken care of.

Mrs. Titus then asked about the control of dust on dirt roads.

Mr. Capello briefly described the maintenance plan for dirt roads which includes a light scraping to address potholes, then deeper grading and water and calcium applications. He said the plan is not on a fixed schedule and is dependent on weather conditions such as the change of seasons and the amount of rain received. He added that the Town can't water down the dust every day and that residents are going to get some dust if they live on a dirt road.

Mr. King said dirt roads can be problematic and are subject to abuse by the weather conditions and vehicle speeds. He said drivers can help maintain road conditions by slowing down.

He then asked Mr. Capello to consult with the Deputy DPW Director to obtain more information on the current road maintenance plan and any suggestions to improve the plan.

Ms. Proulx suggested roads be checked for "Scenic Roads" classification and related stipulations before any paving or tree cutting work is conducted.

Mrs. Titus said the sewer drain in front of the old Fire Station is scheduled for repair and asked if there is anything else needing repair there that can be addressed while the road surface is open.

Mr. Capello said he was unaware of anything else that needs to be addressed there but noted that if there is he is confident the DPW Director would plan to address it at the same time.

D). Signs- Mr. King said the Police Dept. sign at the old Police Station needs to be removed now that the dept. has moved to the new facility.

Mr. Johnson asked about the fate of the Fire Dept. billboard sign near the old Fire Station.

Ms. Proulx said that residents depend on the information posted on billboard such as the fire danger level when considering outdoor burning. She asked if there are any plans to move the sign or continue to update the posted information.

Mr. Capello said he will discuss the matter with the Fire Chief and let him know the board would like to see the billboard continually updated.

11). Next Meeting: Monday, May 8, 2017

The meeting will begin with a walk-through of the Town Hall building at 6 p.m. Cable TV coverage begin at approx. 7 p.m. when the meeting reconvenes at the Municipal Building.

12). Non-Public Session C:

Motion: (King, second Johnson) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 4-0 by a roll call vote (Proulx, Johnson, King, Titus- yes) at 8:45 p.m.

Motion: (Proulx, second King) to come out of non-public session passed 4-0 at 9:07 p.m.

13. Non-Public Session D:

Motion: (Proulx, second King) to enter non-public session under RSA 91-A: 3 II (b) Hiring passed 4-0 by a roll call vote (Proulx, Johnson, King, Titus-yes) at 9:07 p.m.

Motion: (King, second Johnson) to come out of non-public session passed 4-0 at 9:15 p.m.

Motion: (Johnson, second King) to seal the minutes passed 4-0.

14. Non-Public Session E:

Motion: (King, second Johnson) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 4-0 by a roll call vote (Proulx, Johnson, King, Titus- yes) at 9:15 p.m.

Motion: (Proulx, second Johnson) to come out of non-public session passed 4-0 at 9:45 p.m.

Motion: (Proulx, second Johnson) to seal the minutes passed 4-0.

15. Non-Public Session F:

Motion: (King, second Johnson) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 4-0 by a roll call vote (Proulx, Johnson, King, Titus- yes) at 9:45 p.m.

Motion: (King, second Johnson) to come out of non-public session passed 4-0 at 9:50 p.m.

Motion: (King, second Johnson) to approve the Non-Public Session B minutes of April 24th as amended passed 4-0.

16. Adjournment:

Motion: (Proulx, second Johnson) to adjourn the meeting passed 4-0 at 9:55 p.m.

Respectively submitted
Kathleen Magoon
Recording Secretary

Paula Proulx, Chairman

Neil Johnson, Vice Chairman

Charlie King

Ann Titus

