

Town of Farmington
Board of Selectmen Meeting Minutes
Monday, July 31, 2017

Board Members Present:

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

Others Present:

Arthur Capello, Town Administrator
John Branagan, Affinity Lighting
Steve Lieber, Affinity Lighting
John Law
Robert Hall, FCTV Coordinator

1). Call to Order:

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

2). Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

3). Public Input:

Meeting Mishaps- Chairman Proulx said a resident asked why the joint meeting between Selectmen, Planning Board and the Economic Development Committee held at the Town Hall last week has not been replayed on cable TV or posted online for on demand viewing. Mr. Hall came forward and explained that a series of unexpected events including the burn out of a new power supply for a new piece of equipment, limited access to equipment set up due to use of the gym prior to the meeting and equipment installation by MetroCast that knocked out a power cord unbeknownst to him resulted in a video recording with no sound. He said he ordered a new power supply and everything is currently under control. Mr. Capello said he asked Mr. Hall to also order a spare power supply to keep on hand in case of a similar occurrence in the future.

National Night Out- Ms. Proulx asked if the Farmington Police Dept. planned to participate in the national event meant to show support for police held on August 1 each year. Mr. Capello said the dept. did not have an event planned for this year. He added that Rochester is participating in the event if residents wished to attend.

4). Review of Minutes:

July 24, 2017- Public meeting minutes- no errors or omissions found
Motion: (Johnson, second Titus) to accept the minutes as written passed 5-0.
Non-Public Sessions A & B – no errors or omissions
Motion: (Johnson, second Titus) to accept the minutes as written passed 5-0.
Motion: (Johnson, second Titus) to unseal Non-Public Session A minutes passed 5-0.

5). Affinity on Street Light Conversation:

John Branagan of Affinity LED Light LLC in Dover, NH told the board that he met Mr. Capello about one year ago and they started talking about lighting during the infrastructure work going

on at the Farmington Children's Center and the construction of the new Public Safety Building. He said part of the discussion focused on municipal street lighting where Eversource bills the Town on an efficient outdoor lighting rate structure which is one of the larger components of the Town budget when looking at total energy costs.

Mr. Capello said the Town spends about \$30,000 on street lights each year.

Mr. Branagan said they worked with Eversource to confirm the total annual cost of the current lighting (\$29,271-excluding maintenance) shown on the street lighting proposal given to the board. He then introduced Steve Lieber, founder and president of the company to the board.

Mr. Lieber said the data they used is based on a published ledger that shows all of the Town's street lighting assets by pole number and by street as provided to them by Eversource. If the proposal were to be approved by the board they would begin by going out into the field and verifying Eversource's information he said.

Mr. Branagan said the ledger shows Farmington has 190 units of billable street lighting with COBRA, Carriage and flood style lights. He said they will work a GIS company to conduct an audit and mark every pole and light and compare it to ledger including any existing poles that the Town is not responsible for and determine if it is metered to the Town or another entity. At the end of project the Town will receive a GIS map depicting the location of poles and lights.

He said that the Town currently consumes approx. 85,053 kilowatt hours (KWH) and said he was aware that the Town is working with Andrew Kellar of NE Solar Gardens who assured him that reducing the consumption or increasing the efficiency of the current system with the new LED lighting will not affect the agreement with the solar array company.

Mr. Branagan said they do things differently at their company noting that all of their street lights are assembled by hand by U. S. veterans in Dover and the use of reusable green totes to deliver the lights to a site instead of using cardboard boxes or Styrofoam packing materials for delivery.

Mr. Horgan asked if the current lights in town are incandescent lights.

Mr. Branagan said the existing lights are a combination of high pressure sodium lights and a few metal halide lights.

Mr. Horgan said the light fixtures sit on poles belonging to Eversource and asked if the proposal was to simply replace the light fixtures on each pole.

Mr. Lieber said they would remove the existing light fixtures and replace them with an equivalent LED light fixture.

He said the quality of the light will improve significantly as the color rendering index is higher and more correct with LED lighting resulting in truer colors.

Mr. Horgan asked if the new lights would minimize light pollution.

Mr. Lieber said there are very specific requirements for street lights to qualify under the Design Lights Consortium (DLC) which sets the technical requirements to ensure the product is made accurately and are made to reduce glare including sky glare. He said all of their lights score highly under the DLC requirements which will enable the Town to qualify for \$19,100 in incentive money from Eversource. He added they have already verified the numbers with Eversource and connected the account executive for Eversource with Mr. Capello.

Mr. Horgan asked if they work well with Eversource.

Mr. Lieber said that they work well with the utility company and that part of the project goal is to move the Town from a high cost, inefficient outdoor lighting system to a new LED tariff approved by the Public Utilities Commission (PUC). They will work with Eversource to give them a file containing the data they need to change the Town's ledger to their new lower cost tariff he said.

Mr. Horgan asked about the life expectancy of the LED fixtures.

Mr. Branagan said there is a 10 year "bumper-to-bumper" warranty.

Mr. King noted the proposal says the warranty is "limited" and is not "bumper-to-bumper".

Mr. Branagan said they are responsible for what they do and the components within and are not responsible for things such as car accidents or trees falling on the fixtures. He said the expected equipment life span is 20-25 years.

Mr. Horgan asked if the technology would be become obsolete in 6 years.

Mr. Branagan said manufacturers are being told there is need to save energy and to become more energy efficient and that utilities are in favor of the LED technology as there is only so much infrastructure as the country grows. He said the technology has evolved to provide a warmer looking hue and provide more lumens per watt. He said he wouldn't pretend to know the answer to Mr. Horgan's question but predicted these lights wouldn't cause any regret within the 10 year warranty.

Mr. King asked which model size and output would be installed based on the Town's existing lights.

Mr. Branagan said 145 of the town's 190 street lights are 50 watt high pressure sodium lights and in other towns they have installed 25 watt LED lights in place of the 50 watt lights. He said this is more than a 50% energy reduction as the 50 watt bulb actually burns at 65 watts.

Mr. Lieber said the Town's existing lights are of different ages and various components. He said 147 of those lights would be replaced with 25 watt fixtures and the remaining lights will be matched to the equivalent step LED light.

Mr. King asked who determined the original amount of wattage needed and if the board should consider if any area has too much light.

Mr. Lieber said part of their service includes a complete GIS capture of the location of all of the Town's field assets and the condition of the poles and mast arms. The stakeholders can then review the map and determine what was intended for the street, if any of the lights need to be "normalized" and if there are areas needing brighter lighting he said.

Mr. King asked how far we are away from solar street lights where the Town would not have to pay Eversource for street lighting.

Mr. Branagan said he thought that it is still pretty far away because of the big temperature shifts in New England and its effect on batteries. He said batteries like to be in conditioned spaces and asked where the battery could be located to protect it from the cold winters and the heat of summer.

Mr. Lieber said you also must consider how much light you can get off of how much power that

can be stored and there is nothing that indicates there will be a solar solution in the short term. Mr. King said the solar powered lighting is currently available for residential night time use but acknowledged that is not for continuous-on uses.

Mr. Lieber said those lights are not required to have the kind of output needed for public safety. He said the good news is this investment has a 2 year payback and there is probably not going to be a consistent, stable solar solution for public safety lighting within that time frame.

Mr. Branagan said he thought Farmington is ahead of the game with a power purchase agreement and a solar array that considers the town's energy consumption versus trying to solar power each individual light to get safe consistent lighting.

Mr. Johnson asked who would handle the maintenance of the light fixtures.

Mr. Branagan said they as part of their agreement with Eversource, the utility company will be responsible for maintaining the lights. He said Eversource is currently exploring letting the towns take over conducting the maintenance duties and if that becomes a reality, Affinity or some other entity would be willing to work something out with the Town.

Mr. Johnson asked if Eversource would replace the non-functioning LED light with a similar LED fixture.

Mr. Branagan said that during the warranty period they would keep a stock of replacement light fixtures for the Town. There is a procedure where Eversource would diagnose whether it is power problem or if there is something wrong with the light fixture itself and replace the fixture if needed. The non-functioning fixture will be returned to the Affinity facility in Dover where it will be diagnosed to determine what caused the failure. The fixture would then be repaired and put back in the reserve stock for the Town he said.

Mr. Johnson asked if there is an additional cost for maintaining the LED fixtures as opposed to the existing high pressure sodium lights.

Mr. Branagan said it a flat fee similar to the flat fee the Town pays now for maintenance of the existing lighting.

Mr. Lieber added that Unitil has just announced a procedure for towns to switch to LED lighting and has decided to let the towns decide if they wish to conduct the maintenance of the fixtures.

Mr. Johnson asked if the fee to replace the LED lights is the same amount as it is to change the current high pressure sodium light fixtures.

Mr. Branagan said fee per fixture with current system is paid by the town each month whether the lights are functioning or not. If the existing fixture needs to be replaced there is an additional fee of about \$350 to install another high pressure sodium light which is more than the cost to install a new LED fixture he said.

Mr. King asked if the maintenance cost to keep the new fixtures functioning will increase.

Mr. Lieber said the increase would be minimal as the LED technology is very stable.

Mr. King asked how many LED lights need replacement per year.

Mr. Lieber said the replacement rate is less than 2 of 1,000 lights installed.

Mr. Branagan said Claremont has 1000 new LED lights installed and after one year none of the fixtures have come back to the company for repair. He said if there is to be a failure with the

fixture it is usually within the first 2 weeks after installation and Eversource allows a grace period for replacement which is covered in the agreement. Once the lights are operating normally random failures are rare so the total cost for maintenance will be reduced. He said one of the problems with traditional lighting is they have aged so Eversource has instituted an as-needed replacement program and has moved to an on-call basis where if the fixture is bad they charge \$350 for replacement.

Mr. Johnson asked if the LED lights are installed by Affinity or by Eversource.

Mr. Lieber said the LED lights are installed by Affinity.

Mr. Johnson asked what color temperature they recommend be installed.

Mr. Lieber said they recommend using 3,000 k in as recommended by the American Medical Association and the International Dark Sky Association. He said 4,000k is the color of moonlight so the lighting will look warmer than a classic outdoor LED light. The intention is to reduce the amount of blue spectrum in lighting because it impacts people's sleep patterns he said.

Mr. Branagan then showed the board some of the design features of their 25 watt lighting fixtures. He said all the housings and chip boards are the same size for more efficiency, the outer construction is powder coated aluminum, the hardware is made of stainless steel and the units have "critter keepers" to keep out insects and mice. The units are constructed with the chip in the rear of the unit with the cooling fin which also sheds water and pollen and birds don't like to stand on it. The driver is located away from the chip board so it won't be affected by the heat from the board and there are no exposed wires when the unit is being worked on by a utility employee he said.

Mr. Horgan asked how long the company has been in business, their longest running client and about the communities where they have established their lighting systems.

Mr. Lieber said the company has been in business for 5 years and Claremont is the longest running client having installed their system about one year ago. He said other municipalities selected them through a fairly sophisticated bid process and they were heavily vetted against the industry competitors.

Discussion also included length of time for the installation, color optics, total purchase and installation cost (\$46,624), net cost to the town after application of incentive funds (\$27,524), projected yearly savings, the Town bid policy and how to fund the project.

Consensus of the board was to move forward with the concept of updating the street lights to LED lighting fixtures and to obtain supporting information and competitive bids.

6). Next Town Property to Sell:

Mr. Capello brought forth a Request for Bid (RFB) for the sale of Town owned property located at 540 Hornetown Road (Tax Map R53, Lot 009). He said the lot size is approx. 6.9 acres and suggested the board set a minimum purchase price of \$10,000.

Mr. King said the average building lot in this area has sold for about \$46,000 and rejected Mr. Capello's suggestion.

The board discussed the location of the property, the dimensions of the lot, the long narrow shape of the lot may make it less valuable and the condition of the existing mobile home on the

lot.

Motion: (Horgan, second King) to set a minimum purchase price of \$30,000 with \$5,000 to be placed in escrow and the trailer is to be removed from the lot within 6 months of the date of closing passed 5-0.

7). Town Administrator's Business:

Public Hearing Date for Highway Funds- Mr. Capello told the board that the Town would be receiving a little over \$141,000 in surplus Highway Funds from the state and they need to set a Public Hearing date for acceptance of those funds.

Selectmen discussed how the funds can be used and how to add it to the road work plans when the work has already been scheduled for this year.

Mr. Capello said the money will be a non-lapsing appropriation as state officials know the funds will be received late in the budget year for most communities. He said he is waiting for the Dept. of Transportation to release more information on conditions for use of the funds. He added that even if they don't have all of the answers they still must hold a Public Hearing to accept the money.

Consensus of the board was to schedule the hearing for the Selectmen's meeting on August 21 to allow time for publication of the meeting notice.

8). Additional Board Business:

Hay Day- Mr. Horgan asked if the Town planned to have a Hay Day booth this year.

Mr. Capello said it would be possible with help from the board.

Selectmen briefly discussed whether to have a bed race but no action was taken.

Lancelot Shores Subdivision- Mr. King asked for the status of case.

Mr. Capello said no date has been set for court and the current status involves attorneys exchanging motions to dismiss the case. He then reminded the board that written copies of conversations regarding the issue must be submitted to the Town Attorney.

Mr. King said it is his understanding that verbal conversations are not covered under the Right to Know law (RSA 91-A).

9). Non-Public Session A:

Motion: (Horgan, second King) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Horgan, King, Titus-yes) at 7:40 p.m.

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

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

10). Non-Public Session B:

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

Motion: (Horgan, second Titus) to come out of non-public session passed 5-0 at 9:45 p.m.

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

11. Next Meeting: Monday, August 7, 2017

12. Adjournment:

Motion: (Horgan, second Titus) to adjourn the meeting passed 5-0 at 9:45 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

Paula Proulx, Chairman

Neil Johnson, Vice Chairman

Jim Horgan

Charlie King

Ann Titus