

Town of Farmington  
Board of Selectmen Meeting Minutes  
Public Session  
Monday, May 3, 2021

**Board Members Present:**

Paula Proulx, Chairman  
Neil Johnson, Vice Chairman  
Ken Dickie  
Gerry Vachon  
Doug Staples

**Others Present:**

Arthur Capello, Town Administrator

**1). Call to Order:**

Chairman Proulx called the meeting to order at 5:30 p.m.

**2). Pledge of Allegiance:**

All present stood for the Pledge of Allegiance.

**3). Non-Public Session A:**

**Motion:** (Johnson, second Vachon) to enter non-public session under RSA 91-A: 3 II (b, c) Hiring of a Public Employee, Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Dickie, Vachon, Staples-aye) at 5:30 p.m.

**Motion:** (Johnson, second Vachon) to come out of non-public session passed 5-0 at 5:55 p.m.

**Motion:** (Johnson, second Staples) to offer Teresa Magoon the Welfare Director position at a wage rate of \$18.50 an hour contingent upon successful completion of all employment background checks and requirements and to increase her salary to \$19 an hour after successful completion of the 6 month probationary period passed 5-0.

**4). Non-Public Session B:**

**Motion:** (Johnson, second Dickie) to enter non-public session under RSA 91-A: 3 II (c, e) Reputation, Litigation passed 5-0 by a roll call vote (Proulx, Johnson, Dickie, Vachon, Staples-aye) at 5:55 p.m.

**Motion:** (Johnson, second Vachon) to come out of non-public session passed 5-0 at 6 p.m.

**Motion:** (Johnson, second Staples) to accept CCI's proposed settlement of the utility abatement case with the exception of the final paragraph that requires the Town to pay legal fees if the applicant is found to be in the right and if agreeable and the clause is removed the Town will make payments for a 2 year period passed 5-0.

**5). Reconvene Public Session:**

Chairman Proulx reconvened the public session at 6 p.m.

## **6). Public Input:**

No members of the public were present.

Mr. Capello said he would like to publicly thank Assessing Clerk Kelly Heon and Executive Asst. Megan Taylor-Fetter for all their help and extra efforts during the staff shortage.

Chairman Proulx thanked the Boy Scouts for picking up the roadside trash.

Mr. Capello said the troop was out cleaning up the spot they adopted on Main Street from the bridge to the Irving gas station and the DOT will pick up the bags.

Chairman Proulx said between the Boy Scouts and Conservation Commission's spring cleanup it looks like a lot of trash was picked up and thanked everyone involved.

## **7). Review of Minutes:**

April 19, 2021 – Public Session – No errors or omissions

**Motion:** (Vachon, second Staples) to accept the minutes as written passed 5-0.

April 26, 2021 – Public Session – No errors or omissions

**Motion:** (Vachon, second Staples) to accept the minutes as written passed 4-0-1 (Dickie abstained).

April 26, 2021 – Non-Public Sessions A-E – No errors or omissions

**Motion:** (Johnson, second Vachon) to accept the minutes as written passed 4-0-1 (Dickie abstained).

## **8). Grace Community Church Agreement:**

Mr. Capello said that 5 years ago Grace Community Church did about \$65,000 worth of work at the Rec. Center and donated TV's and electronic game consoles to the center and the board at that time gave them a 5 year agreement to hold their Sunday services and Wednesday Community dinners there. He said both of those events have been very successful and the church is looking to start them up again. The church continues to support the Rec. Dept. in many ways and they are helping with the grand reopening of the center and they are looking to renew their agreement with the Town he said.

Mr. Capello said he felt it would be good for the community as it allows for the community dinners and the church services and it would be under the same 5 year terms.

Mr. Johnson asked if this would be for the use of the downstairs portion of the facility and for the number of days a week it would be used.

Mr. Capello said it would be for the use of the gym on Sundays for church services and use of the downstairs on Wednesdays when they do the community meals.

Chairman Proulx said they have been pretty good stewards of the whole property.

Mr. Johnson noted they put the air conditioning in the building and did a lot of the renovations downstairs, painted, installed new carpeting, etc.

Chairman Proulx said people seem to enjoy the dinners and they did a good job with them.

Mr. Capello said the dinners were also a good opportunity for Police Officers to stop in to "eat

and greet” with the community. He said they wish to renew the agreement for another 5 years and the board can’t renew it for any longer than that without a town vote per state statute. He then said he received word that the church sets up the meals upstairs in the gym area.

**Motion:** (Johnson, second Dickie) to renew the agreement with Grace Community Church for a period of 5 years to allow them to hold their services and community activities on Sundays and once a week for the community meals and to allow the Town Administrator to sign the agreement;

**Discussion:** Mr. Capello said this is the exact same agreement that was signed 5 years ago. Mr. Johnson clarified that this isn’t a giveaway and that the church pays the Town \$125 a week for use of the building in addition to all of the community services they provide.

**Vote:** The motion passed 5-0.

#### **9). Approval for Work on DPW Truck:**

Mr. Capello said one of the DPW trucks (2010 International 7600) needs some major work (replacement of the turbocharger assembly) and a request for quotes was sent to multiple companies and they only got one response. He said the memo from the DPW Assistant includes the list of the companies contacted and asked the board to approve the expenditure for the work in accordance with Town policy and to authorize the withdrawal of the funds from the Highway Dept. Motorized Equipment Capital Reserve Fund which has about \$105,000 in it.

Mr. Vachon asked for the mileage and engine hours on that truck.

Mr. Capello said he did not know.

Mr. Vachon said both the low and high pressure turbochargers are included in the quote.

Mr. Capello asked if he thought the price quoted (\$10,198.67) was a reasonable price. He said it is something they could do in-house but it would be an all summer job and they have other projects they need to do.

Mr. Vachon said it is a job and it’s a reasonable cost to have someone else do it and it would take the dept. mechanic away from the fleet for a bit but it wouldn’t take him all summer.

Mr. Capello said he thought this is a case where they would be better off farming-out the work than doing it in-house and that the work would come with a 1 year guarantee.

Mr. Vachon said the biggest problem is the type of engine in it and that it was unsuccessful for International. He said his truck is 2 years newer and they have put more than that into it.

He said there is a kit to pull the engine and put a Cummings engine in at a cost of about \$25,000- \$30,000 and if they continue to have \$10,000 fixes with this truck that may be something to consider.

Mr. Dickie asked how long they typically keep trucks.

Mr. Capello said they keep trucks for about 20-25 years.

Mr. Dickie asked how many times they could expect this to happen if they keep it for 25 years.

Mr. Vachon said it could happen once or twice more depending on the maintenance and if they fix the problem correctly.

Mr. Capello said theoretically the cost would be a “wash” if the engine swap costs \$30,000 and they keep the truck they could see this (\$10,000) repair another 2 or 3 times. He said it’s a gamble and suggested if this comes before the board a second time it may be worth it to swap out the engine because they know that most likely it will happen a third time.

Chairman Proulx said that may be a possibility and then they would get the rest of the time without too much trouble from that truck.

Mr. Vachon said the newer better engine would give the truck more resale value too.

Mr. Capello said the truck may even last longer with a new engine in it.

Mr. Dickie asked if this just happened recently.

Mr. Capello said it happened about a month ago but they were trying to get additional price quotes because of the Town purchasing policy. He said he would have been to the board sooner if we were still having snow storms.

**Motion:** (Johnson, second Vachon) to authorize the repair of the International 7600 in the amount of \$10,200 with the money to come from the Highway Dept. Motorized Equipment Capital Reserve Fund which currently has \$106,000 in it;

**Discussion:** Mr. Vachon asked Mr. Capello to get the mileage and engine hours for this truck. Mr. Capello said he would get the requested information and added if this is the “out of town” truck the mileage may be a little higher than the trucks used for in-town projects.

Mr. Vachon said it is used for hauling gravel, etc. and will run all year long so it is an important piece of equipment.

**Vote:** The motion passed 5-0.

#### **10). COVID-19 Update:**

Mr. Capello said the Town has been “made whole” on the **Governor’s Office For Emergency Relief and Recovery** and **Federal Emergency Management Agency** funds as the board would see in the notice from Fire Chief James Reinert with the \$7,024 which is the 25% that GOFERR didn’t pay and that FEMA said they would pay. He said everything has been submitted and approved and the money may even be in the Town’s account by now as it is direct deposited. He said he still didn’t have any more guidance on the Town’s permitted uses for the latest round of COVID relief funds where the Town is expected to receive \$690,000 over 2 years.

#### **11). Town Administrator’s Business:**

**a). Catch Basin Award-** Mr. Capello said at the previous meeting Mr. Vachon asked for the number of catch basins in town and that the total number is 200 not the 100 mistakenly reported by the DPW Director due to an inaccurate count when he spoke on it previously. He said the bidder quoted a charge of \$55 per basin for a total of \$11,000.

Mr. Vachon asked if they have an MS-4 permit for storm water discharge.

Mr. Capello said he was not sure.

Mr. Vachon said they are only required to clean 20% of their basins/storm drains each year with

a 5 year rolling total. He said if that is what is stated in their permit they have been going above and beyond those requirements and wasting money by cleaning more than the 20% required (40 basins) each year versus 200.

Chairman Proulx said they have always done them all together and she has never heard of this. Mr. Vachon said this would give the Town some savings over the next 5 years.

Mr. Capello said he didn't know the answer and has never heard of this permit and he sent an e-mail with the question to the DPW Director. He asked the board to approve the bid and then look at this for next year so they can get the work scheduled.

**Motion:** (Vachon, second Johnson) to accept the bid proposal for Eastern Pipe for a total of 40 hours of work at an expense of \$6,600 for the purpose of catch basin cleaning passed 5-0.

**b). Resignation** – Mr. Capello said they received a copy of the e-mail from Michelle Elbert notifying them of her resignation from the Conservation Commission.

Mr. Johnson jokingly asked what new Con Com Chair Bill Fisher is doing to drive everybody away from the commission. (Mr. & Mrs. Elbert are moving to Rochester).

Mr. Dickie noted there are now only 3 active members of the Con Com.

**Motion:** (Johnson, second Staples) to accept her resignation with regret passed 5-0.

Mr. Johnson thanked Mrs. Elbert for all she has done and said he was sorry to see her move.

**c). Board Member Application** – Mr. Capello said they received an application from Alternate Planning Board member Jeremy Squires requesting appointment to the Planning Board for a 3 year term as a regular member.

**Motion:** (Johnson, second Vachon) to appoint Jeremy Squires to the Planning Board as a 3 year full member passed 5-0.

**d). Old Fire Station Lot** – Mr. Vachon asked for the status of getting a Level One Site Assessment of the former fire station property.

Mr. Capello said they are the number one priority for the EPA's Brownfields Program and they are waiting for the funding. He said he asked Stafford Regional Planning Commission Regional Planner Kyle Pimental about their status and was told the Town should qualify for funds as soon as the EPA decides they are going to fund it.

**e). Town Owned Properties-** Mr. Vachon asked for a list of Town owned properties that could be sold and put back on the tax rolls. He said the real estate market is hot and they should try to take advantage of it.

Mr. Capello said he would e-mail the Town Clerk and ask her for that list. He said he has started the process to close on the Pearl Street property and he talked to the prospective buyer about the 90 day waiting period to allow the previous owner to buy back the property as it was taken by tax lien less than three years ago and he is fine with that and the closing date they put in their bid was to comply with the Request For Proposals.

He said he got clarity on ascending bids and they shouldn't pay any attention to them unless the RFP is written to allow ascending bids and they would go with the initial low number the

bidder submitted.

**f). Signs** – Chairman Proulx asked if they were still waiting for the road signs that were on order.

Mr. Capello said they are still waiting for the signs. He said that DPW Director Gary Rogers suggested the board may want to have STOP signs posted at both sides of the Hornetown Road Bridge. He said that way people would have to slow down for the STOP sign and it may help slow the wear on the bolting because there won't be as much speed going over the bridge.

Mr. Dickie said they can do that but asked who would enforce it.

Mr. Capello said it would require some extra directed Police patrols and it's another idea to try to resolve the problem there.

Mr. Dickie said the posted 25 mph speed limit is ignored and he didn't think STOP signs would do much good unless there is a cop sitting there issuing tickets.

Mr. Vachon said they would only have to hit a speed bump at full tilt once and he would guarantee they wouldn't need a STOP sign after that because they will be sure to stop.

Mr. Capello said it was a good idea and another avenue and they may take a look at it after they have things bolted down and if they start to see things happening with the bolts.

Mr. Dickie suggested they try the speed bumps first before going any further with signs.

Mr. Capello said the DPW Director has the speed bumps and is waiting for the additional bridge work to be completed before installing them.

#### **12). Recess:**

**Motion**: (Johnson, second Vachon) to recess the meeting until 7:30 p.m. or until the interviewee shows up passed 5-0 at 6:35 p.m.

#### **13). Non-Public Session C:**

**Motion**: (Johnson, second Staples) to enter non-public session under RSA 91-A: 3 II (b, c) Hiring of a Public Employee, Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Dickie, Staples, Vachon-aye) at 7:30 p.m.

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

**Motion**: (Vachon, second Staples) to offer Lisa Kimball the Finance Director position at a wage rate of \$33 an hour pending the successful completion of all background checks and employment requirements starting as soon as possible passed 5-0.

#### **14). Non-Public Session D:**

**Motion**: (Vachon, second Staples) to enter non-public session under RSA 91-A: 3 II (b, c) Hiring of a Public Employee, Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Dickie, Staples, Vachon-aye) at 8 p.m.

**Motion**: (Johnson, second Dickie) to come out of non-public session passed 5-0 at 8:35 p.m.

**Motion**: (Johnson, second Staples) to offer Ronald LeMere the Building Inspector/Code

Enforcement Officer position at a wage rate of \$32 an hour depending on the successful completion of all pre-employment requirements effective as soon as he is available passed 5-0.

**15). Non-Public Session E:**

**Motion:** (Vachon, second Staples) to enter non-public session under RSA 91-A: 3 II (b, c) Hiring of a Public Employee, Reputation passed 5-0 by a roll call vote (Proulx, Johnson, Dickie, Staples, Vachon-aye) at 8:45 p.m.

**Motion:** (Johnson, second Vachon) to come out of non-public session passed 5-0 at 9:30 p.m.

**16). Next Meeting:** Monday, May 17, 2021 (No meeting on May 10, 2021)

**17). Adjournment:**

**Motion:** (Vachon, second Staples) to adjourn the meeting passed 5-0 at 9:30 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

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Paula Proulx, Chairman

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Neil Johnson, Vice Chairman

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Ken Dickie

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Douglas Staples

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Gerry Vachon