

Town of Farmington
Board of Selectmen Public Meeting Minutes
Monday, August 2, 2021

Board Members Present:

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

Board Members Absent:

Gerry Vachon

Others Present:

Arthur Capello, Town Administrator
Chuck Tiffany, Water Dept. Supervisor
Erica Rogers, Rec. Dept. Director
Tim Moody, resident

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:

Resident Tim Moody told the board he heard Mr. Staples talk about making money with the recycling program and asked why it was taken away in the first place and now we are throwing plastic away instead of recycling it.

Mr. Staples said single stream recycling is very expensive because you are throwing all your recyclables into one dumpster and shipping it off to be sorted which is extremely expensive.

Mr. Moody then moved to the road in front of his house and said 10 years ago he came before the board (at that time) and then left them alone and now he means business. He said he wanted his dirt road paved and it's a great road and doesn't need any digging up.

Mr. Johnson asked what road he was talking about.

Mr. Moody said it's on the extension of Courtland Street. He said he was only talking about 180 or 190 feet just past his neighbor's driveway and the guy up back doesn't care about it being tarred all the way up.

He said he didn't understand with all this money that's been spent on that road over the last 20 years they could have had it paved by now. He said they have to keep redoing the dirt roads and he didn't understand why somebody hasn't thought of that yet.

Mr. Moody said he has asked and asked for his road to be done and he has even thought of doing it himself but he shouldn't have to as he pays over \$5,000 in taxes and it's always been paid and he has gotten nothing out of this town and has never really asked. Now I'm asking and now I'm pushing this will be step one coming here and I'll be in again and again he said.

He said he uses the dirt he cleans out of his garage to put back down on the road where the water comes down and washes out all the "fines" (sand) into the catch basin that has to be

cleaned twice a year. He said the catch basin was full this time and he keeps an eye on it and everything around his house even when the Town puts catch basins in that in his opinion were put in the wrong way.

Mr. Moody said he was irritated that he could not get the Town to pave that road and also to pave all the roads in town that should have been done a long time ago. He said they had a plan at one time and the plan went away. He said he asked Chairman Proulx about it and that she agreed that the roads should be done and nothing has been done.

Chairman Proulx asked him to clarify what roads she said should be done.

Mr. Moody said all the roads in the town.

Chairman Proulx said she would never have said that because that is not her belief. She asked him to show her when she ever said all the dirt roads should be paved.

Mr. Moody said he wasn't talking about dirt roads but all the roads in town. He then said Mr. Capello said they don't pave roads in Farmington and that he thought this was stupid and they should have them paved. Look at how much money it costs to bring in sand and gravel to re-do these roads. It don't make sense because water would go over the pavement and off the other side if they are done right he said.

Mr. Capello recalled at one point at Town Meeting there was a motion not to pave any dirt roads in town and it passed.

Mr. Moody said the roads in and around town are bad and asked the board to take a ride over them. He then said he would do them a favor and take a ride over them and tell them how many miles there are and then calculate how much it would cost to do.

He asked if the \$77,000 the Town is receiving in federal funds could be used for paving.

Mr. Capello said that money can only be used for water and sewer purposes and can't be used for paving roads.

Mr. Moody asked what they will do with the rest of money if it doesn't cost \$77,000.

Mr. Capello said it will go back to the state.

Mr. Moody asked if they keep a list each year of what they do with the money.

Chairman Proulx said yes they have to.

Mr. Moody said he could go on and on about things in town because nobody is watching and he thought that is what the Selectmen are supposed to do-watch what goes on in town and then admitted he didn't know what their job is. He asked if their job was to sit there and yes people to death.

He said he wasn't afraid to tell them he was against building the new Fire Station because he couldn't see it when we drive on these roads and they are as bumpy and dangerous as they are. He said they are cracking so much up by him and if he has to he'll keep coming in and they will see his face and get to know him. He said they have to find the money somewhere to do it and he is against taxes and against insurances but he pays them. I could get a lot of people to come and complain he said.

Chairman Proulx said what he needs to do is get them to come in to a Town Meeting and vote. Mr. Moody said then asked why every time he turns around he sees the ambulance personnel at the coffee shop with one of our vehicles and then they're there for their dinner and there is usually one or two of them and he has seen them in Rochester and here at the shops in town. He said some other people don't have the backbone to come in and tell them about it and ask if they are watching.

Chairman Proulx said they will have to check into that.

Mr. Moody said there was an accident involving a Police Officer a little while ago and asked why the Policewoman was up in Middleton at 4 a.m. with her lights out.

Mr. Capello said the officer was responding to a mutual aid call.

Mr. Moody asked why she had her lights out and that he knew about it because it was his friend that hit her.

Mr. Capello said he couldn't go into that because it is an active investigation.

Mr. Moody said he knows the whole story but hasn't seen it come out in the news and asked if they were hiding something. He then said his concerns were his driveway and the sand coming in his house into his hard wood floors that he spent a lot of money on and paid good sized taxes on. I think things could be better money-wise and if you got down to it and started checking I think sometimes money was spent foolishly. I'll be in again and again and probably each time I might bring in a few people with me he said.

Chairman Proulx said they would look into his concerns and see what they can do. It might not be the answer you want to hear but we'll have an answer for you she said.

Mr. Moody asked if our State Reps. get grants for our roads in town.

Mr. Capello said no.

Mr. Moody asked what is happening with the money Washington is going to push out to us.

Mr. Capello said he couldn't tell him what is happening with the infrastructure bill until they actually pass something.

Mr. Moody asked who controls the money and says where it is spent-the **Budget Committee** or the Selectmen.

Mr. Capello said the Selectmen say where they should spend the money and the Bud Com's recommendations go forward to Town Meeting.

Mr. Staples asked where his street is located.

Mr. Moody said when you go up the hill and bear off and take the first left which is called Courtland Street. He said then you cross Orange Street and his house is at the corner and a dirt road and the Advent Church are right there.

Mr. Staples said so it runs parallel to School Street up above and asked how many people live on that road.

Mr. Moody said there are 5 houses on his road.

Mr. Staples asked if everybody else on the road wanted it paved.

Mr. Moody said he can bring them in and could fill this room because he is not afraid to talk to people and have them support him.

4). Review of Minutes:

July 19, 2021 – Public Meeting Minutes – No errors or omissions

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

July 19, 2021- Non-Public Sessions A & B Minutes – No errors or omissions

Motion: (Johnson, second Staples) to accept Non-Public Sessions A & B minutes as written passed 4-0.

5). Water Call-out Rates/Town Well #5:

a). After Hours Service Fees-Water/Sewer Dept. Supervisor Chuck Tiffany told the board that historically they've always charged a \$25 service fee for call outs and they did it at night too after hours. He said they are paying a minimum of \$71.54 for one guy to go out who gets a two hour minimum and asked for guidance from the board in what to charge for service calls.

Mr. Johnson asked what hours the \$25 rate would be applicable to.

Mr. Tiffany said it would apply to their normal working hours of 7 a.m. to 3:30 p.m. Mon. - Fri.

Mr. Johnson asked if anything outside those hours would be the overtime with the minimum or the premium rate.

Mr. Tiffany said yes. He said the dept. is losing money the other way and the Enterprise Fund can't be doing that and it needs to be looked at.

Mr. Johnson said just to cover their expenses they will have to charge \$100 (2 hours of overtime at \$71.54 plus \$25 service fee=\$96.54) and it doesn't make sense for the rest of the rate payers to have to subsidize that.

Mr. Capello suggested they charge \$100 for the first 2 hours and then \$75 an hour after that. He said a service call doesn't typically last more than 2 hours but if it does they are back in the same boat of losing money if somebody is going to be out there for 4 hours.

Mr. Johnson said he thought \$75 an hour for the third and fourth hour was too high.

Chairman Proulx asked what it costs the Town for overtime.

Mr. Johnson said it's \$36 an hour for overtime.

Mr. Tiffany said if it's something that severe where they're going to be out over two hours they are probably going to have another guy working on it with them.

Mr. Johnson said they can't deal with "probables".

Mr. Capello suggested they go with \$37 an hour for every hour after the first two hours or \$37 an hour per person after the first two hours.

Chairman Proulx said anything they don't cover in this case is taken out of the Enterprise Fund.

Mr. Dickie asked if these are issues occurring inside the house so they can turn the water off.

Mr. Tiffany said it could be and it also could be their water meter is leaking and he has been called in on Saturdays and Sundays because people want to do plumbing projects and need

their water shut off.

Motion: (Johnson, second none) that the initial charge for turning on and off water service outside of normal working hours which is 7 a.m. to 3:30 p.m. Monday through Friday to be a charge of \$100 per incident and if additional manpower is required it will be at a rate of \$37 an hour for a minimum of two hours;

Discussion: Mr. Dickie said outside those hours the rate would be the time and a half rate. Chairman Proulx said \$37 is time and a half for one person.

Mr. Dickie said that is the rate today but will it be that dollar value tomorrow. He suggested that he could just use the words "time and a half" so no matter what their rate is it's always time and a half. Today's rate is \$37 and who knows what it will be 2-3 years from now he said. Mr. Capello then suggested that it be \$100 an hour for emergency calls on weekends and after hours rather than just water on and off calls because they may get called out for something other than that. Then it would \$37 per man per hour after the 2 hours as opposed to a person because they may have 2 or 3 people out there he said.

Chairman Proulx clarified that for the first 2 hours it's a \$100 charge and anything after those 2 hours they will charge time and a half per person as needed.

Mr. Johnson said they have the service fee of \$25 plus the current overtime rate per person with a 2 hour minimum for the duration. He said if it takes 5 hours for 2 people that's the rate they get at whatever the time and a half rate is. He then amended his motion as follows:

Motion: (Johnson, second Staples) for after hours water and sewer service there's a charge of \$25 per instance plus actual time and a half at current rates minimum of 2 hours per person for the duration that they're on site plus parts and materials;

Discussion: Mr. Staples said Mr. Tiffany is asking for \$100 minimum to come out after hours and asked if the way Mr. Johnson worded it they will get the 2 hour minimum, the \$25 fee plus the 2 hours of overtime we're paying the guy.

Mr. Tiffany said that is correct.

Amendment: by Mr. Johnson: to add "effective 08-09-2021"

Mr. Staples accepted the amendment.

Vote: The motion passed 4-0.

Mr. Tiffany asked if he would have to write this into a Town policy and bring it to the board.

Mr. Capello said they would have to update the sewer/water ordinance.

b). Town Well #5 Redevelopment – Mr. Tiffany said well #5 (located behind Rite Aid) usually pumps 180 gallons a minute and is now pumping at 130 gallons a minute because the screen and the gravel pack around it are getting clogged. He said historically they clean it every 5 years so it is due for a cleaning and that he requested quotes from 3 people and got 2 responses.

Mr. Dickie asked if this is the pump that has been pumping out brown water.

Mr. Tiffany said yes.

Mr. Johnson said the Town has used (Dennis) Maher before.

Mr. Tiffany said he is the one that responded on a Sunday when a well died.

Mr. Johnson said he thought they were the ones who cleaned it the last time.

Mr. Tiffany said yes and that he has cleaned that well 3 times.

Mr. Johnson asked if the money for this is in the budget.

Mr. Tiffany said he could take it out of the budget but he would like to take out of the **Capital Reserve Fund** that currently has \$246,300 in it just in case there is an emergency.

Mr. Johnson asked if this would be covered under the COVID stuff (an eligible use).

Mr. Capello said potentially.

Chairman Proulx said it's water and based on the "read" they got the other day it would be.

Mr. Johnson asked Mr. Capello to keep a list of items for reimbursement and this would be one of them.

Mr. Dickie asked if there is a higher demand and if we are drawing more water out of that well than we were in the past.

Mr. Tiffany said no and that he has turned it down some and added more into the system from well #6 to remove the color out of it. He said well #5 mostly feeds the tower on Bay Road.

Mr. Capello said he wanted people to know that the water in well #5 tests perfect and it is strictly a color issue. There are no ill effects and we have the water tested weekly he said.

Chairman Proulx said she was surprised they got results not long ago that finally came back.

Mr. Tiffany said he had both wells sampled again to definitively find out what they're dealing with because there is nothing in writing saying what the color is and it could be the iron, manganese or tannins that are turning the water brown. Tannins are very expensive to get rid so I want to know exactly what we're dealing with and once I know I'll bring it to you he said.

Mr. Tiffany said the cleaning needs to happen either way because it is putting stress on the motor. He said they will pull the pump out, bring it back to their shop, clean it, inspect it and there may be a change order if something is needed for it. He said while that is being done they purge the well with chemicals and then they put the pump back in, see what it's pumping and if it's not right they take it out and add more chemicals. It's quite a process that takes about 5 days and we're going to do it in the fall when the water inches down a little more he said.

Mr. Dickie asked if the other wells will handle that well not being in service for 5 days.

Mr. Tiffany said yes.

Chairman Proulx asked if they okay this and it gets done and they are able to use that particular money if they will have to reimburse it if he takes out of the budget.

Mr. Capello said they already have the first payment sitting in the bank they just haven't spent any of it yet because they are not sure how they can spend it. If we find out it can be used for this then we would just reimburse the CRF or the budget out of that payment he said.

Chairman Proulx said it would be harder to put it back into the budget because that's not what you do.

Mr. Capello said the purpose of a CRF is for big ticket items.

Chairman Proulx said it would be easier to reimburse the Enterprise Fund if it is okay and they decide to do it that way. She then made the following motion:

Motion: (Proulx, second Staples) to go with Dennis L. Maher Company for the work that needs to be done on well #5 as stated by Chuck Tiffany in the amount of \$14,118.50 with the funds to come from the Water Enterprise Fund and to authorize the Town Administrator to sign it;

Discussion: Mr. Dickie asked for the definition of an Enterprise Fund.

Chairman Proulx said it is a separate fund that deals with the water and sewer systems and is supported by the rate payers.

Mr. Dickie asked Mr. Capello to research whether it could be covered by the federal funds.

Mr. Capello said he would do so and that whatever they figure they can pay for out of that the board is going to have to approve it so he would be bringing it back to the board.

Vote: The motion passed 4-0.

6).COVID-19 Update:

Mr. Capello said the board received copies of what was the latest information on the American Rescue Plan Act in their packets and that he just received a new "latest and greatest" informational release today and it has changed. He said he wanted the board to start looking at it to make sure they are all reading it the same way and that they were all on the same page before they spend \$365,000 and the federal government says no we want it back.

Chairman Proulx asked how much change there was between the two sets of guidelines.

Mr. Capello said he couldn't answer that because he hasn't had a chance to meet with the Finance Administrator who attended the state webinar. He said he plans to meet with her tomorrow and asked the board if they wanted to postpone this discussion to next week when he can come back with more information.

Mr. Johnson said then next week there would be another one put out. He asked Mr. Capello to keep an eye out for the potential for replacing HVAC systems especially the heating systems in the Municipal Office Building and the Rec. Dept. (Town Hall). He said from what he read HVAC systems are eligible as they reduce contamination and asked to have them added to the list he requested during the discussion with Mr. Tiffany.

He said Mr. Capello previously told him that any work they do on the water/sewer systems the repairs to the affected roads and sidewalks would be covered according to the guidelines.

Mr. Capello said if they replaced some of the old water lines downtown and it caused some sidewalk issues he believed it would be because the water lines are up against or under the sidewalks then they could replace the sidewalks out of those funds also.

Mr. Johnson then asked about welfare reimbursement and housing costs.

Mr. Capello said they think that will jack up now that the moratorium on evictions has expired.

Mr. Johnson asked if they are keeping track of any evictions where they have to supply housing or rent as that should be covered.

Mr. Capello said he would tell the Welfare Director to track it if its COVID related because of an

eviction because they should be able to reimburse themselves for that.

Mr. Johnson asked about the increase in salary for the Welfare Director.

Mr. Capello said they didn't increase the salary for that position.

Mr. Johnson said in Parks and Recreation development it says that the work updating the parks is covered because it promotes community development and to help cover expenses associated with COVID that caused more usage of the parks and more wear and tear. He then asked about the shed that had to be replaced at the Rec. Dept.

Chairman Proulx asked how they would prove that and advised that they have a good solid argument so they don't end up having to pay back the money.

Mr. Capello said any argument he has he will bring to the board and make sure they can support it.

Mr. Johnson said some updates to the park to make them more user-friendly are covered to some extent but it's the extent issue they are not explaining. He asked if there are any expenses associated with water tower maintenance that may be covered.

Mr. Capello said yes and that every year Mr. Tiffany has asked to put a fence around the tower and that is one of the projects that is funded through the federal government.

Mr. Dickie asked if there is more draw on the water and sewerage because more people are working at home.

Chairman Proulx asked if they are processing more water and if there is a way to check.

Mr. Capello said he didn't know and would find out.

Mr. Johnson said water control is part of the grant and asked if the maintenance of levee would come under that.

Mr. Capello said that was also on his list.

Chairman Proulx asked if he was still checking into possible reimbursable losses for the Rec. Dept.

Mr. Capello said loss of revenues doesn't break out by dept. it breaks out by the Town. He said based on the calculations done by Finance Administrator on the spreadsheet they gave us the Town had a 9.8% loss of revenue so theoretically we can take 9.8% off the top to reimburse us for the loss of revenues.

Mr. Johnson said that would be \$36,000 this year and \$36,000 next year.

Mr. Capello said they could take it all this year if they wanted to. He said that Chairman Proulx and Mr. Johnson asked if they could use any of this money for the increase in the Police and Fire Depts. and his reading of it is they can't because of the caveat they put in regarding first responders who received payment from the state COVID relief funds (duplication of benefits).

Mr. Dickie asked if the Parks and Rec. Dept. and everything they had to shut down because of COVID is all part of the loss of revenues.

Mr. Capello said yes. He said he asked about if someone was out for COVID related issues and the Town had to pay for the first 2 weeks and was told they can't recover those 2 weeks of pay.

Mr. Johnson said the Town has already been reimbursed for direct COVID expenses.

Mr. Capello said that is correct and that was through the GOFERR funds.

Chairman Proulx said her list was pretty close to the same as Mr. Johnson's list and she would assume for the broadband infrastructure the school district would want to cover that out of the funds that they have because they have to deal with the kids if this goes on like it is.

Mr. Johnson said he thinks they already got some money to upgrade the internet connections.

Mr. Capello said they could use some of that here but he doesn't want to because it's a long term expense. He said they don't have an issue at this building or the Town Hall and it's a 3 year contract that the Town would have to pay for after this money runs out and right now we get it free through our franchise agreement.

Mr. Johnson said it's more economically feasible to spend it on large, one-time purchases that don't have a large amount of ongoing expenses.

Mr. Capello said they caution people against doing projects that are ongoing because this is a one-time shot.

Mr. Dickie asked about the increased strain on the Police and Fire Depts. every time they have a COVID case and have to clean everything.

Mr. Johnson said they are specifically excluded from this because they got a bunch of money early on to pay for their increased workload. He said he wanted to make sure they were not missing something that would be a higher priority.

Mr. Capello said once he narrows down the list of what they can and can't do, he will bring it back to the board and they can prioritize them. He said it was a good catch by Mr. Johnson to include the heating system on the list and he would make the argument that they want to get rid of the steam heating system and go to forced hot air because it can filter the air better.

7). Recreation Dept. After School Program:

Parks & Recreation Dept. Director Erica Rogers said they were looking at prices for the **After School Program** and they had been charging \$50 a week and they would like to increase the fee to \$75 a week as everything is costing more. She said it breaks down to \$5 an hour more and right now the summer camp program closes at 5 p.m. and they are going to extend the after school program to 5:30 p.m. which is an additional 3 hours per week.

She said on early release days they would like to charge \$85 for that week which is an extra \$10 to cover paying for the extra 2 hours of staff time.

Mr. Staples asked how it would work if they sent the kids home early for a snow day.

Mrs. Rogers said if there is no school or school is closed due to the weather there is no ASP.

Chairman Proulx said they need to talk about that because that was one of the biggest points that people did not like. She said people were concerned that when school is closed they close the Rec. Dept. and that's where the kids go.

Mrs. Rogers said she wasn't aware of that.

Mr. Capello said he thought it should be open for the kids unless the Town closes the municipal

offices and that is board discussion they will have to have sometime soon. He asked Mrs. Rogers if she was available to attend the Aug. 16 board meeting.

Mrs. Rogers said there are 5 staff development days where the schools are closed and that is something they were not previously doing and asked if they should be open on those days.

Mr. Capello said they should take the kids on those days.

Mr. Johnson asked if it would be easier to charge \$5 an hour with a minimum of \$75 per week.

Mrs. Rogers said they could go either way because they charted out what the cost would be for each week and parents would get that weekly. She said they have it on a spreadsheet with each week of school, how many school days each week, why it's closed, the cost for each week and they would get that in their packets.

She said they would be closed on holidays and noted the school district has the Wednesday before Thanksgiving off and asked if they would take the kids that day. She said at Christmas they have an entire week off.

Mr. Capello said he would consider that a vacation camp.

Mrs. Rogers said they have never done that before so they would be adding that.

Mr. Capello said it would be part of the discussion on the 16th.

Mr. Johnson asked for a list of all these exceptions so the board could review them.

Mrs. Rogers said they are going to run into a problem with staffing if they are going to be open the week of Christmas.

Chairman Proulx said unless the municipality is closed everybody works here.

Mrs. Rogers said the other problem with staffing is right now the only 2 people they have beside herself and the Asst. Director are both Para's and one of them is not a Para in this district. She said on staff development/early release days the Farmington Para will have to work and they will lose her altogether.

She said that's why she put they will have 25 spots for the ASP as that is all they can staff for.

Chairman Proulx asked legally how many kids are allowed per staff member.

Mr. Capello said there are no set guidelines but the practice is 10-12 kids per staff member.

Mrs. Rogers said it's difficult to do an activity with 12 kids and no other staff member especially with the younger kids. She said they are going to start with 25 spots and go to a wait list so if they get more staff they can open more spots.

She said she has put out advertisements looking for teen staffers but they may not be able to get any teens until schools starts again and they can put a blast out at the high school as she didn't think many teens would be on the Town website or Face book pages looking for a job.

Mr. Dickie suggested contacting the school Secretary and asking to have a notice sent out to the students that the Rec. Dept. is looking for help.

Mr. Capello said if they could get a couple of responsible students if there is no school then they could come into work which would make that aspect of it easier.

He then gave a plug for tomorrow night's National Night Out that will run from 5 p.m. to 7 p.m.

at Fernald Park and they will be serving food. He said this event is a day across the country where you have a get together to appreciate all the hard work the Police and Fire Depts. do in today's day and age. There will be giveaways, food, a raffle of two kid's bikes and it's a way for the community to get together and ask questions of the Police and Fire personnel and meet them in a different light he said.

Mrs. Rogers said they have to start signing up families and they have families that are looking for other options because there is no school program and the Rec. Dept. has been in limbo and parents are already looking for and finding after school care. She asked the board to approve just the fees now so she can tell parents they are going to do an ASP and what the fee is and there will be some differences once they sort through the details.

Chairman Proulx said she was okay with that and they can work out the schedule on the 16th. Consensus of the board was to approve the ASP fees as requested by Mrs. Rogers.

Mrs. Rogers said she would return with a schedule and some details to hash out with the board on August 16.

Chairman Proulx asked how everything was going and if there was anything else she needed.

Mrs. Rogers said it is going good and it is going to be a busy August. She then listed the following upcoming events and activities: National Night Out on Aug. 3 at Fernald Park; Candyland in the Park on Aug. 17; Bingo on Aug. 19; Paint Night on Aug. 25; a 4 week henna class starting Aug. 9 and summer camp wraps up on Aug. 13.

She said they are shooting for an official opening of the new senior center on Sept. 1. She said that is a Wednesday so it would be right after senior Bingo and it gives them a few weeks after summer camp has wrapped up to roll out the after school program and get it up and running. She said they have plans for a sewing class and to play cribbage so far.

Mr. Capello said the senior Bingo has been more successful than it's ever been.

Mrs. Rogers said that has been a ton of fun and they are averaging on the low end about 50 people and on the high end about 75 people so they are averaging a pretty good turnout.

Mr. Capello said one of the best things they did was to team up with New Durham on this. He said now they are drawing people from multiple towns rather than having multiple towns doing Bingo and competing against each other.

Mrs. Rogers said they also have a Hay Day meeting this Saturday at 9 a.m. for anyone that would like to join them. We are getting rolling for next year and there's a lot to do she said.

Mr. Capello said there were about 12 people present at their last meeting with a lot of faces he didn't recognize and it was nice to see people wanting to get involved and bring it back to what it used to be.

Mr. Johnson asked what time Bingo starts.

Mrs. Rogers said it starts at 10 a.m. She said they still have the Zumba classes and senior stretch going on and there will be another set of 3 Toddler Times in the Park in partnership with Head Start on Aug. 4th, 11th, and the 18th which are 3 Wednesdays in a row from 9:30-11 a.m.

She said the Senior Walking Group takes place on Tuesdays and Fridays at 8:30 a.m.

Mr. Capello said the board will receive copies of the Aug. calendar in the next meeting packets.

Mrs. Rogers said they are working on getting the monthly calendars out a month or 2 ahead of time so people can make plans.

Mr. Capello then recalled that he wanted to compliment the DPW given all rain we've had of putting the roads back together and they were in pretty decent shape compared some other communities that got a lot of rain like we did. He said they deserve kudos and they were out there today doing more on some of the roads that needed to be put back together. They held up fairly well from what I saw today driving them all he said.

Mr. Dickie said with the ditching they've done the rain stayed in the ditches and there were minimal washouts of the roads that they used to experience and it's paying off.

8). Town Administrator's Business:

a). Town Administrator's Contract – Mr. Capello said asked the board to extend his contract out to 2025 and that he would like to retire here in Farmington and in 2025 he plans to retire and travel the country.

Chairman Proulx said Mr. Capello's memo to the board says it is the same contract except that the dates have changed.

Mr. Johnson asked about the "super majority vote of the BOS" as stated on Page 2, Section 6 B Termination with Notice.

Mr. Capello said that is something that has been in his contract from the day he started and he can change it to "majority".

Chairman Proulx said anything done by the Board of Selectmen has to be done by a majority not a super majority. She said she didn't recall seeing that before and if she had she would have had that corrected.

Mr. Dickie asked about the difference between super majority and majority.

Chairman Proulx said a majority vote would be 3 out of 5 and a super majority requires 4 of 5 votes and there is an RSA that states this.

Mr. Dickie asked if they typically do employee contracts.

Mr. Capello said contracts are done for the Town Administrator, the Police and Fire Chiefs and the DPW Director.

Mr. Capello said if the board is okay with it and votes on it he will sign the signature page and delete "super" from that section of the contract.

Motion: (Johnson, second Staples) to renew and extend the contract with Arthur Capello for Town Administrator services until July 2025 with the change noted under Section 6 B Termination to change super majority to just plain majority passed 4-0.

Mr. Capello thanked the board.

b). Property RFP's – Mr. Capello said he was bringing the board 2 Requests for Proposals for property to sell one being the old appliance store on Main Street and the other is a lot they

took by tax lien at Lancelot Shores. I just need to know what you want to do for pricing he said.

Mr. Dickie asked if they had an assessed value for the properties.

Map U06, Lot 92, 346 Main Street - Mr. Capello said about a year ago the board put the appliance store lot out to bid at \$40,000 and it didn't get any "bites".

Mr. Dickie said property is more in demand than it was a year ago.

Chairman Proulx asked what the harm would be to do it again and they can always entertain what they get.

Mr. Capello said they could do that and it could bomb and they could do it again. He said his argument is to just get it off of our books and back in someone's hands and this is a prime opportunity.

Mr. Dickie asked how much land goes with that lot.

Mr. Johnson said the lot size is .19 acres.

Mr. Capello said it's pretty much just the building and the property is zoned commercial.

Mr. Johnson said whoever buys it is going to have some expenses getting that building ready. He said he was thinking of requiring a minimum bid of \$20,000.

Mr. Staples asked how much is owed in back taxes.

Mr. Johnson said it was about \$45,000.

Mr. Staples suggested they eat the loss and get it back on the market.

Mr. Capello then said the property was assessed at \$87,000 and most of that is the land.

Mr. Johnson asked how much the land is assessed for.

Mr. Capello said the land is assessed at \$44,400 but somebody that buys it is going to need the ability to tear it down and do whatever they want to do.

Mr. Johnson said there are no stipulations and if they want to tear it down that's fine and if they want to fix it up that's fine too and there are no holdbacks or escrow.

Mr. Capello said that is correct and it will have to go through whatever inspections the building codes require.

Motion: (Johnson, second Staples) to put up the property at Map U06, Lot 092, Book 4626, Page 65 commonly known as the old appliance place with a minimum bid of \$20,000 and no other conditions to be set and we will not accept escalating bids passed 4-0.

Map R06, Lot 202, Merlin Road – Mr. Capello said this property is .25 acres and is assessed at \$48,400. He said this is a property the Town took and is under a court order to get rid of it based on the settlement around the association fees. He said they have to make a valid attempt to get rid of it and they have tried a couple of times and at one point there was an inquiry from a neighbor who wanted to merge the lots but it never happened. The last time we put this out was 2 or 3 years ago and we put it out for \$2,000 and it's a wooded lot so it's buildable he said. Chairman Proulx asked if the lot has beach rights.

Mr. Capello said every lot has beach rights to Baxter Lake but this lot is not right on the water.

Chairman Proulx said the minimum bid should be higher because the market is different now.

Motion: (Johnson, second Staples) to put out the property on Merlin Road, Map R06, Lot 202, Book 4184, Page 305 with a minimum bid of \$10,000 and no other conditions and no escalating bids passed 4-0.

c). Quitclaim Deed for Map R-03, Lot 17-3, NH Rt.11 – Mr. Capello said the board received copies of the quitclaim deed prepared by the Town Attorney and asked the board to sign it and then he would forward it to the **Conservation Commission**.

Chairman Proulx asked once this is signed by the Selectmen and the Con Com who would record it.

Mr. Capello said the Town of Farmington would have it recorded and he will make sure it gets recorded and they will probably pay for it out of the conservation funds because it is for conservation lands.

Motion: (Johnson, second Dickie) to approve the quitclaim deed for transfer of the land on Map R-3, Lot 17 on Route 11 Farmington to the Farmington Conservation Commission with recording fees to be paid by the Commission passed 4-0.

Selectmen then signed the deed.

9). Next Meeting: Monday, August 16, 2021.

Mr. Capello said the board would be returning to weekly meetings soon when they begin the budget process and he informed the dept. heads they will be getting their notices in mid-August telling them to get ready for budget season.

10). Additional Board Business:

a). Flag Pole- Mr. Dickie asked for an update on the flag pole.

Mr. Capello said he e-mailed the American Legion Post Commander and he said would get the flag now that it has been re-strung so it is in the Legion's hands right now.

Mr. Dickie suggested maybe using a smaller flag so it doesn't get caught in the power lines.

Mr. Capello said they are aware of that issue.

b). DPW Update- Mr. Capello said he met with DPW Director Gary Rogers and due to the resignation of the DPW Asst. Mr. Rogers will submit a basic monthly report until a replacement is hired for the position. He said the call log will be eliminated from future monthly reports as it is a waste of time and those resources can be used elsewhere. He added that the reports will be briefer because Mr. Rogers is out on the road working due to the lack of staff.

11). Non-Public Session A:

Motion: (Johnson, second Staples) to enter non-public session under RSA 91-A: 3 II (c) Reputation passed 4-0 by a roll call vote (Proulx, Johnson, Dickie, Staples-aye) at 7:42 p.m.

Motion: (Johnson, second Dickie) to come out of non-public session passed 4-0 at 7:50 p.m.

12). Non-Public Session B:

Motion: (Johnson, second Staples) to enter non-public session under RSA 91-A: 3 II (c)

Reputation passed 4-0 by a roll call vote (Proulx, Johnson, Dickie, Staples-aye) at 7:50 p.m.

Motion: (Johnson, second Staples) to come out of non-public session passed 4-0 at 7:55 p.m.

13). Adjournment:

Motion: (Johnson, second Staples) to adjourn the meeting passed 4-0 at 7:55 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

Paula Proulx, Chairman

Neil Johnson, Vice Chairman

Ken Dickie

Douglas Staples