

Town of Farmington  
Board of Selectmen Public Meeting  
Monday, September 19, 2016

**Board Members Present:**

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

**Others Present:**

Town Administrator Arthur Capello  
Police Chief Jay Drury  
CAP Administrative Services Director Rick Aubin  
Andrew Keller, Manager, NhSolarGardens  
Sylvia Arcouette

**1). Non-meeting:**

Chairman King called the meeting to order at 6 p.m. The board held a non-meeting with Police Chief Drury until 6:15 p.m.

**2). Call to Order/Pledge of Allegiance:**

Chairman King called the public session to order at 6:15 p.m. All present stood for the Pledge of Allegiance.

**3). Public Input:**

**A). Candidates' Forum-** Resident Sylvia Arcouette told viewers that she is a Democrat candidate for State Representative from District 2/Farmington and invited everyone to attend the Candidates' Forum to be held Tuesday, October 4, 2016 at the Town Hall from 6:30 to 8:30 p.m. She said candidates for Governor, Executive Council, Senator and Representative plan to attend the forum. Discussion will include economic development and substance abuse disorder she said.

**B). Town Signs-** Ms. Arcouette said the new Town signs have been installed and that the Woman's Club has collected over \$6,000 for the project thanks to the commitment of the Town. She said the Club now plans to plant flowers around the signs on Wednesday and would welcome donations to purchase the plants.

**C). Farmington Children's Center Renovation Project-** Rick Aubin presented a tally sheet of bidders to Selectmen and told the board the bids for the renovations were opened on Sept. 15. Several contractors submitted bids to perform site work, roofing, insulation/siding, doors/windows, finishes, flooring and painting, HVAC, electrical, exterior improvement and solar photovoltaic arrays. There are some large differences in the price between some bidders bidding on the same type of work that need to be investigated by the construction manager to determine the reason for the differences. The bid for each part of the project will be awarded to the lowest qualifying bidder once the bids are finalized Aubin said.

Chairman King noted that the solar panels for the roof are on the "wish list" and would be installed if there is enough money left over in the grant to pay for them.

Mr. Aubin said that based on the bids received the project cost will be about \$425,000(including the solar power system) of the \$500,000 grant. He said the proposal also contains a contingency amount based on projected energy savings.

Chairman King asked Mr. Aubin to notify the board when the bids are awarded.

Selectman Titus asked if there will be any displacement of the children attending the center

during the renovations.

Mr. Aubin said there will be minimal disruption to the children except for an occasional move from one classroom to another as the work will be conducted at night and on weekends.

Chairman King thanked Mr. Aubin for providing the update to the board.

D). French Trail Reveal- Police Chief Jay Drury gave a “shout out” and expressed his thanks to the Conservation Commission for all of their work leading up to the hiking trail reveal held at the French property on Hornetown Road the previous day. He said the first marked hiking trail in town is a great feature for the Town and noted that the trail is well marked with signs that can be easily seen from one to another.

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

September 12, 2016- Public Session- Page 1, item 3A- add to the motion following the word “costs”; “and to ship the materials to the Town”.

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

Non-Public Sessions A through E- No corrections were made.

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

#### **5). Solar Power Next Steps:**

NhSolarGarden.Com Manager Andrew Keller told Selectmen that the attorneys have reviewed the PILOT, Power Purchase and Land Lease Agreements and provided their recommendations to him. Language requiring a decommissioning bond to cover the cost of the removal of the solar arrays at the end of the lease has been added to the lease agreement he said.

Mr. Keller said that the bond will cost \$1,000 per megawatt each year times 25 years and suggested the Town and the company “work together” to reduce the amount of the lease rent by that amount to cover the bond costs.

Mr. Capello added that the term was changed from 20 years to 25 years due a recent change in the state law.

Chairman King asked at the end of 25 years would the company be responsible for the removal of the system if deemed so or would they automatically be responsible.

Mr. Keller said there is an option to extend the agreement after the initial term and if it is determined to be a reasonably effective program the parties can continue the agreement. It also provides the company with a mechanism to replace equipment due to changes in technology or if something happened financially to the company or the economy to remove their equipment from the property.

Mr. Capello said the next step was for the board to decide if they are ready to begin the permitting process and reviewing the Town’s landfill closure permit to make sure everything is in compliance.

Mr. Keller said the company will apply to the state Dept. of Environmental Services for a permanent adjustment to the Town’s landfill closure approval. They will work with the town and the state as they get into the permitting process and ensure each side knows what they are responsible for before construction begins. The process can take 3 to 6 months he said.

Mr. Capello said Keller had previously stated that the project will take about a year to complete.

Mr. Keller said the permitting phase will probably take about 6 months and then the company would start planning for construction and it may take a total of about 10 to 12 months to

complete the project depending on what time of year construction begins.

Mr. Horgan asked if the board should be concerned about the location of the system regarding the existing test pits.

Mr. Capello said they will have to work around any test pits in the area as they can't be moved because no digging is allowed there.

Mr. Horgan asked if the cabling going to and from the site will be all above ground.

Mr. Keller said they would work with Eversource/DES to determine where they can "drop a pole" and where any underground wiring can be installed. There will be no cost/responsibility to the Town except for the perimeter maintenance work to comply with DES requirements. Once the layout of the project is designed it will be provided to the board for review he said.

Mr. Capello said the town is looking at having goats do the "mowing" in the area and asked if the wiring was "attractive" to goats.

Mr. Keller said the system will be protected but suggested that a fence be placed about 6 feet back from the panels and then let the goats have fun. He noted that goats can be a little more destructive than sheep that usually can be left to graze without fencing in the system.

Mr. Horgan asked if there will be any surprises after the system is up and running such as semi or annual maintenance of the system.

Mr. Keller said typically any surprises would come from the point where the paperwork is submitted until the start of construction. After the project is operational he has sometimes seen the inverter break down or damage to the system by vandalism which would be repaired by the company he said.

Mr. Horgan asked about insurance coverage and liability issues.

Mr. Keller said that the company is responsible for insurance coverage for the system.

Vice Chairman Johnson asked why the first year transition tax payment in PILOT agreement is discounted by 50%.

Mr. Keller said the language was meant show an example of how the tax payment would be pro-rated based on when the system becomes operational. He said there was no intention to reduce the tax payment by 50% and that he will review that section with the attorney.

Mr. Johnson asked about the kilowatt capacity stated in the Group Net Metering Agreement.

Mr. Keller said he was not sure if the capacity will be 1 or 1.3 kilowatts, but the way the project was originally structured is to have 1.3kw. The company will look at what Eversource will allow to be built onto their system to meet the town's needs. If the Town wants to go bigger to offer power to businesses/residents later there is enough physical space there to do a larger array and an amendment to the original agreement could be made he said.

Discussion also included the billing and rebate process, how fluctuating electricity rates affect the program, adding "who is responsible for what" in the decommissioning bond language, total yearly income for the Town and constructing a second solar power generating facility in town.

Mr. Capello said the next steps for the company will include "clean up" of the language in the PILOT and lease agreements and to provide a sketch of the envelop area of the project to the board. The board could then vote to move forward with the project and then sign the contract he said.

Consensus of the board was to continue to pursue the project.

**6). Open Bids on Surplus Trucks:**

Mr. Capello reported the town received three bids for the two surplus 1979 General dump trucks as listed in the RFP. He recommended the board award the bid to Steve Palauskas at \$7,500 per truck. The RFP requires a 50% non-refundable deposit he said.

Motion: (Johnson, second Horgan) to award the bid to Steve Palauskas at \$7,500 per truck for a total of \$15,000 passed 5-0.

**7). Ambulance Bill Waiver:**

Mr. Capello told the board he received a memo from Fire Chief James Reinert informing him of a hardship application for a Spring Street resident from the Comstar ambulance billing company. Comstar requested an abatement of a bill for \$250 from an ambulance call earlier this year. Chief Reinert recommended the board not waive the fee as the applicant's total annual income is over the recommended income threshold for her family size.

Selectmen discussed the application form, where the income rates used on the application came from, developing a similar form for Town use, the applicant has made payments and exercising caution about waiving fees.

Mr. Johnson suggested adding an additional line to the form to include any other income.

Chairman King suggested also adding a line to include any additional expenses.

Mr. Capello will work with the Town's Welfare Director to develop a similar hardship application form for Town use.

Motion: (King, second Horgan) to deny the hardship request based on the applicant's income being over the annual income maximum passed 5-0.

**8). Review Policies:** Tabled until later in the meeting if time allows.

**9). Public Safety Building Update:**

Mr. Capello reported that the concrete flooring on the Fire Station side of the building will be poured tomorrow and that the foam board was ripped up due to being installed slightly off calculations and was reinstalled correctly. He said Mr. Johnson took pictures at the site to show the board where the potential impound area would be located. Everything is moving along nicely he said.

Mr. Johnson suggested that a swale area behind a little grove of trees on the one side of the building where the contractor is removing some material to grade the rest of the property may be a good spot to keep it out of the view of the road.

Mr. Horgan said he totally disagreed with the choice of this location because you can see through the trees as they are bare all the way to the top. He said that it should be placed directly behind the building where it can't be seen from either side of the building.

Mr. Capello said Police Chief Drury is fine with wherever the board wants to put it as long as the board approves the money for it and as the site develops it can be determined the best place to put it.

Mr. Horgan reiterated it matters where it is put as he does not want the \$2 million building looking like a junkyard.

Mr. Capello agreed and said the board will have final approval of its location.

Discussion included if the suggested 30' x30' size is large enough, make the impound area large enough to allow a tow truck/flat bed truck to maneuver, include a kennel area, the

impound is meant temporary storage and removal of the scrap pines.

Motion: (King, second Titus) to plan and budget for an impound area at the Public Safety Building passed 5-0.

Mr. Capello said some of the trusses were delivered to the site and the next big hurdle is the installation of the roof. If all goes as planned we will have a better idea of how much savings there is and the amount in the contingency account line Capello said.

Mr. Horgan asked if cameras could be installed in Fernald Park or downtown for monitoring by police from the new station.

Mr. Johnson said there is no money in the budget for remote cameras.

Mr. Capello said he will research the matter.

#### **10). Town Administrator's Business:**

A).Dedication of Town Signs- Mr. Capello said he was contacted by the Woman's Club seeking a date for the dedication of the new town signs.

Consensus of the board was to meet at the town sign bordering the City of Rochester (near Dana's Collision Repair) at 5 p.m. on October 3.

B). Time- Off Requests- Mr. Capello asked the board to consider not holding a meeting on Monday, Sept. 26. Consensus of the board was to not to hold a meeting that night.

Mr. Capello also asked the board to approve his taking Sept. 29 and 30 off. Consensus of the board was to approve his request.

#### **11). Additional Board Business:** None.

**12). Next Meeting:** Monday, October 3, 2016 at 6 p.m. There is no meeting on Sept. 26.

#### **13).Non-Public session A:**

Motion: (King, second Horgan) 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 7:30 p.m.

Motion: (King, second Horgan) to come out of non-public session passed 5-0 at 8:10 p.m.

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

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

Motion: (King, second Johnson) 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 8:10 p.m.

Motion: (King, second Horgan) to come out of non-public session passed 5-0 at 8:30 p.m.

#### **15). Adjournment:**

Motion: (King, second Proulx) to adjourn the meeting passed 5-0 at 8:30 p.m.

#### **16). Non-Meeting:**

The board then held a non-meeting to discuss union contract negotiations.

Respectively submitted

Kathleen Magoon

Recording Secretary

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Charlie King, Chairman

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Neil Johnson, Vice Chairman

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Jim Horgan

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Paula Proulx

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Ann Titus