

Town of Farmington
Board of Selectmen – Public Meeting Minutes
Monday, March 14, 2016
Selectmen's Chambers
356 Main Street

Board Members Present:

Charlie King, Chairman

Paula Proulx, Vice Chairman

Jim Horgan

Neil Johnson

Ann Titus

Others Present:

Town Administrator Arthur Capello

Resident William Fisher

1). Call to Order/Pledge of Allegiance:

Chairman King called the meeting to order at 6 p.m. All present stood for the Pledge of Allegiance. Chairman King then welcomed Paula Proulx and Neil Johnson back to the board following their re-election and new member Ann Titus who was elected to the one year seat.

2). Public Input:

Resident William Fisher came before the board to submit an application for appointment to the Conservation Commission as a three year member or alternate.

Motion: (Horgan, second Titus) to approve the appointment of William Fisher to the Conservation Commission passed 5-0.

3). Reorganization of the Board:

Town Administrator Capello reported there were no recounts requested following the town election results and the new board members have been sworn in. Consensus of the board was to conduct the nomination of officers and committee assignments at this meeting as follows:

Chairman:

Motion: (Johnson, second King) to nominate Paula Proulx for Chairman failed 2-2-1.

Motion: (Horgan second Johnson) to nominate Charlie King for Chairman passed unanimously.

Vice Chairman:

Motion: (Horgan, second Titus) to nominate Paula Proulx for Vice Chairman. Vice Chairman Proulx declined the nomination.

Motion: (Proulx, second King) to nominate Neil Johnson for Vice Chairman passed unanimously.

Committee Assignments:

Motion: (King, second Titus) to appoint Neil Johnson as the Selectmen's Rep. to the Budget Committee passed unanimously.

Motion: (Horgan, second Johnson) to appoint Ann Titus as the Selectmen's Rep. to the Economic Development Committee passed unanimously.

Motion: (Johnson, second Proulx) to appoint Jim Horgan as the Selectmen's Rep. to the Planning Board and the Goodwin Library Trustees passed unanimously.

Motion: (King, second Horgan) to appoint Paula Proulx as the Selectmen's Rep. to the Capital Improvement Plan Committee passed unanimously.

Motion: (Titus, second Johnson) to appoint Charlie King as the Selectmen's Rep. to the Conservation Commission passed unanimously.

4). Review of Minutes:

March 7, 2016- Non-Public Sessions:

Session A:

Motion: (Johnson, second Horgan) to approve the minutes of Non-Public Session A as written passed 4-0-1 (Titus abstained).

Motion: (Johnson, second King) to unseal the minutes of Non-Public Session A passed 4-0-1 (Titus abstained).

Session B: change the candidate's name to "Diana".

Motion: (Johnson, second Horgan) to approve the minutes of Non-Public Session B as amended passed 4-0-1 (Titus abstained).

Motion: (Johnson, King) to unseal the minutes of Non-Public Session B passed 4-0-1 (Titus abstained).

Session C:

Motion: (Johnson, second Horgan) to approve the minutes of Non-Public Session C as written passed 4-0-1 (Titus abstained).

Session D:

Motion: (Johnson, second Horgan) to approve the minutes of Non-Public Session D as written passed 4-0-1 (Titus abstained).

5). Discussion Regarding the Financing of the Public Safety Building:

Chairman King said the bond for the Public Safety Building was approved by voters and this meeting was called to discuss the funding the project as there is a time limit to submit the application for the bond.

Capello said the application must be submitted by April 8. He added the board asked him to look into commercial loans as another potential funding source. He provided information from Profile Bank and TD Bank but recommended the

board choose the NH Bond Bank to finance the project. The bond bank has a lower interest rate than one bank and the other bank only offers a 10 year term he said.

Chairman King asked if the board has enough information to make a decision or wanted to look at other private institutions for funding. Consensus was to go with Capello's recommendation.

Discussion also included CDFA grants or low interest loans for energy efficiency improvements to the existing town buildings and for the new Public Safety Building, using grant money to pay down the bond, a second loan would affect the tax rate as the town would be paying double interest, one for the bond and one for the loan, "turn-around time" for the loan, eligibility for grants, getting energy audits done to look for ways to improve energy efficiency and bring the existing telephone system from the police station to the new building. Selectmen Johnson said a phone system is more likely to be grant eligible and that the old system is not capable of Voice Over IP transmissions and other needed functions. Capello said the current system is about 10 years old but is big enough to handle both the police and fire depts. with 24 phones and an option for up to 100 voice mail boxes.

Capello said he met with the Police and Fire Chiefs and suggested they begin thinking about what will be needed to outfit each of their depts. so that the best prices can be found for things needing volume purchases such as desks. King suggested he look on a national level for companies that offer discounted prices for bulk/wholesale purchases and pay for fewer deliveries as well. Capello said we should know by Sept. if the town will receive a grant for the Emergency Operations Center and noted some the materials needed to outfit the building could be paid through that grant. He added he is working several angles to try to keep the costs under the \$2.363 million bond but not by cutting corners. King noted the maximum tax impact the first year is 54 cents but if the town is able to reduce the costs, we may be able to reduce the tax impact.

Vice Chairman Johnson asked if the 2.8 % interest rate at bond bank is still available. Capello said he talked to a bond bank rep. who suggested the rate probably will not change much but they will have a better idea of the rate within the next week or two. They won't know for sure until the bond goes on sale he said. Johnson added the January bond rate was 2.3% so there is even a possibility the rate could be lower than 2.8%. Capello said he told the rep to move forward and start the application process. The paper work will be sent to Capello for the town to fill out which may necessitate calling another meeting with the board for their review and signatures he said.

Capello said Groen Builders are putting together a schedule and plans to meet with the board to discuss the next steps. He said the board also needs to decide if we wish to operate with a guaranteed maximum price or a construction management plan. King said guaranteed maximum price means the town would not see any savings or lessen the cost but that is the highest amount the town would pay. Construction management would allow any savings (such as lower cost bidders) to go the town (a fixed percent of savings goes to the company) and cost increases would not be absorbed by Groen but would be passed onto the town. Capello said the board would need to decide by the time they meet with Groen as it may affect the terms of the contract. King said Groen may be able to provide a list the categories for subcontractors for consideration.

Capello asked if the board planned to request the work be opened up to bids from local contractors. King said all of the bidding should include local contractors but whether they are awarded the bid should be based on their bid price, references and qualifications.

Motion: (Horgan, second Titus) to move forward with NH Bond Bank for the purpose of the loan for the purpose of the Public Safety Building passed unanimously.

Capello then thanked all of the citizens who came out to vote and for their support of the Public Safety Building. He added it will be building the town can be proud of and suggested when the time comes to break ground the board should consider holding a ground breaking ceremony.

King added that the board has considered marketing the parcel the current fire station is on. Capello said the board instructed him to include the parcel in the RFP for commercial/industrial realtor services for the sale of the Sarah Greenfield Business Park properties. He said he will provide a draft of the RFP and the tax cards for Sarah Greenfield properties at the next board meeting.

Selectman Horgan asked about the plan to demo the annex building. Capello said the money has been encumbered and the building cleanout is underway. Discussion included whether to leave the building there to give the new buyer the option to rehab it or to continue with the demo and make a more attractive site for a potential buyer, adding value by removing the building, it's a potential liability to the town and the demo price includes tear down and haul away of the debris. Consensus of the board was to continue with the demolition of the building. Capello will find out the scheduled demo date.

6). Additional Board Business:

A). Highway Openings- Capello reported that a Highway Dept. employee's last day with the dept. was last Friday and there is another Highway Dept. employee out on disability. He said the employee on leave is expected to be out for another 8 to 10 weeks and requested permission to advertise to fill both positions.

Motion: (Horgan, second Johnson) to advertise for two part time seasonal laborers passed 5-0.

B). Highway Dept. Budget - Chairman King asked if there will be a surplus amount in the overtime budget line with an easier winter season this year. Vice Chairman Johnson asked if there is leftover salt and sand or a surplus in this line. Capello said he did not know if there will be a monetary surplus in these lines but will speak with the Public works Director to get the status of the dept. budget. He noted there may not be a physical surplus of sand or salt at this time as the Director does not order the total amount needed for the season all at one time. Selectman Titus asked if there is road plan. Chairman King said there is and said Meetinghouse Hill Road, Main Hill, and Spring Street are scheduled for work this year. Selectman Horgan said the plan is basically to maintain what we have and not to pave any more dirt roads. He added he would like the Public Works Director to view the large chunk out of the road on Meaderboro Road.

C). Signature Designee- Chairman King suggested the board designate someone to sign the Public Safety Building bond application in the event it is ready to submit before the next board meeting.

Motion: (Johnson, second Horgan) to designate the Chairman to sign the bond application passed 5-0.

D). Next Meetings- Monday, March 28, 2016 and Monday, April 11, 2016.

E). Next Meeting with Groen Builders- Capello said he will ask a rep. from the construction company to attend the March 28, 2016 meeting to discuss the next steps in the construction process, the guaranteed maximum price or construction management plans, any built in financial contingencies, picking a Clerk of the Works or other person to oversee the project and when groundbreaking is planned. Discussion also included the location and condition of the cemetery on the site, the proper care of the cemetery and how to best protect the cemetery site. Chairman King suggested Capello contact the cemetery trustees for advice on the proper care of the site.

7). Adjournment:

Motion: (Horgan, second Johnson) to adjourn the meeting passed 5-0 at 6:50 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

Charlie King

Paula Proulx

Neil Johnson

James Horgan

Ann Titus