

Town of Farmington  
Board of Selectmen Meeting Minutes  
Public Hearing  
Thursday, June 29, 2023  
356 Main Street-Farmington, NH 03835

**Board Members Present:**

Gerry Vachon, Chairman  
Charlie King, Vice Chairman  
Ann Titus  
Doug Staples

**Board Members Absent:**

Penny Morin

**Others Present:**

Ken Dickie, Town Administrator

**1). Call to Order:**

Chairman Vachon called the meeting to order at 6:01 p.m.

He welcomed everyone to the public hearing for the land purchase and asked Mr. Dickie for the verbiage for the public hearing.

While waiting for Mr. Dickie to return Mr. King updated the board and the town on the auction results. He said that he and Mr. Dickie attended the auction and the Town was able to secure the highest bid on the parcels that contain the Town Well and pump house along with an additional parcel that was included for a price of \$300,000 plus a 10% buyer premium. He said there were maybe 30 people there and maybe 15-20 bidders.

He said it got a little exciting for about 5-10 minutes when there was some competition on the entire lots and then it got split back up to our lot and the rest of the lots at the final.

**2). Open Public Hearing:**

Chairman Vachon opened the public hearing at 6:04 p.m. and read the following aloud:

In compliance with RSA 41:14-a the Farmington Board of Selectmen will hold public hearings on June 19, 2023 and June 29, 2023 to solicit comments regarding the proposed acceptance of the purchase of land identified as Lot #1 Parcel A, (Tax Map R14, Lot 12, Lot 13 & R03-2 for a combination of +/- 94 acres). The Town Well #6 and pump house resides on Tax Map R14, Lot 12, Lot 13. A vote shall take place no sooner than 7 days nor later than 14 days after the second public hearing is held.

Mr. Vachon said they would keep the public hearing open for 15 minutes.

Mr. King said it says their official vote can take place no sooner than 7 days after this hearing.

Mr. Vachon said that's right but no more than 14 days after this hearing and they are not meeting Monday (July 3) so it would be on July 10<sup>th</sup>.

Mr. King asked if that would be in time for them to close on the property and the closing is in 30

days. He said so they can't make a motion tonight they can only get things prepared.

Mrs. Titus asked if \$300,000 was the total price with everything included.

Mr. King said its \$300,000 plus the bidder premium which was 10% so the total is \$330,000.

Mr. Vachon said gave sheet with the verbiage he read aloud back to Mr. Dickie to hold onto until the July 10<sup>th</sup> meeting. He said as Mr. King stated this does secure Well #6 which is the better well in our system.

Mr. King said it's the best well and is the highest producing and they are currently pulling 280,000 gallons a day out of that well and it is permitted for 400,000 gallons a day. He said he believes it can produce up to 600,000 gallons a day so maybe in subsequent years if we need additional capacity we can maybe get it re-permitted for a higher amount.

He said the original lease was a 50 year lease and we are currently about 25 years into that lease so it was good that they were able to secure the purchase of that to forego any future increase in the cost of leasing that well.

Mr. Vachon said that's if it's even allowed after 25 years so in 25 years they could have lost it completely if they didn't secure this.

Mr. King asked Mr. Dickie where he was looking to take the money from.

Mr. Dickie said as of today in the water trust fund there is a balance of \$250,071.63 and his recommendation is to take \$240,000 out of that and leave \$10,000 in there because per Att. Roman's note back from the NH Dept. of Revenue Administration we can use it but we can't drain it. He said as of today we have in the American Rescue Plan Act funds \$114,581.29 that is unassigned and his recommendation would be to take \$90,000 out of that which would equal \$330,000 leaving us with \$24,581 unassigned and that would bring down the remaining unspent from \$340,725 to \$250,725. He said that would be his recommendation and that way they would leave the conservation money alone so it won't be tied into conservation property and then they could decide what they want to do as a board and move forward.

Mr. King asked on the ARPA funds if they already allocated all but \$114,000 what is left to be spent for the items because he said there is still \$340,000 that hasn't been spent yet but they allocated the funds.

Mr. Dickie said the biggest one is the bridge repairs because they haven't gotten anybody to post a bid on repairing bridges and they put the Request for Quotes out and that is \$105,500. He said the water study is just about paid off and we spent \$46,750 and we still have \$3,250 left to spend; recycling we have \$30,000 once that project hits; river maintenance which ties in with the levee is \$50,000; the Rec. Dept. ramp was \$29,000 and the shed was \$8,394. Those are the projects we have left to spend for the ARPA funds he said.

Mr. Vachon asked if there was any discussion on his recommendation for financing this.

Mr. King said it makes sense and the Capital Reserve Fund even though it wasn't a formal CRF was for water expenses and this is an unforeseen expense for the Water Dept. so they are taking it from there and it sounds like its depleting that but it's for a very good reason. He said

we got a grant for \$7.2 million to improve our infrastructure that will also reduce the need for those CRF accounts in the short term. He said the ARPA makes sense and on the construction project they may need to raise and appropriate some additional money to close the project and they certainly have enough to get started. Where we're going to be and where we could take the money necessary for that for this year we'll have to work on later he said.

Mrs. Titus said Mr. King and Mr. Dickie did a great job and being at an auction can be a lot of pressure. She said they didn't go over the limit they gave them which was a good thing and we've got the money without using the conservation funds so it worked out really well. You guys did an excellent job and I appreciate that and I'm sure the town does too she said.

**Fire Dept. Safety Issue Update-** Mrs. Titus said she went to the Fire Dept. after talking about having a sign or something there Monday night. She said this is a state road but if they talk to the state like they got the Tiger Trail and the light for the crosswalk it could be done putting something up there. She said she told them about the red and yellow light they had downtown and one of the Firefighters said it never worked.

Mr. Dickie said they make the yield signs for the crosswalks that are about \$5,000 each and he assumed they would make something like that with a fire truck warning.

Mrs. Titus said she talked to one of the firemen and they said they'd have to do a study but this is a safety issue and if the Chief called the state and told them what has been happening she was sure something could be put out there even though it's a state road. I don't think they need to do a traffic study or anything like that she said.

Mr. King said if the board decides they could make a request or a discussion with the DOT and make their request. He said Mr. Dickie could have a discussion with them about what the board was talking and what the possible options are.

Mrs. Titus said she didn't know what the answer is but it's something to look into.

Mr. Dickie said the DOT district office is in Durham and he will call and review it with them.

Mr. King said to tell them this came up with the board and they haven't made a decision yet and this is on state road and ask what they would suggest based on the options available.

**School St. Repaired-** Mrs. Titus said she wanted to thank Highway Dept. Supervisor Ed Brannan for doing the big hole and the ditch on School St. A lot of people on School St. are very happy and they appreciate that and I appreciate that she said.

**Liability Coverage-** Mr. Dickie said he has already reached out to Primex to grease the skids with them that we have this property coming. He said as soon as it gets signed he will go on and update the website on Primex so we will be covered from a liability standpoint and they already have Att. Roman starting to work with Justin Conway who they worked with at the auction.

Mr. King said we're going to have to have somebody from the Town walk the property and see if there is anything out there that they have concerns about. He said there might be other areas that need to be posted to keep somebody from falling into and they probably need an assessment of the boundaries. Who knows there could be an abandoned car out there or some

trash that needs to be picked up or something that needs to be made safe he said.

Mrs. Titus asked if this was already mapped out and we don't have to go out there and say this is where our property ends and this is all on the map.

Mr. King said they have a copy of the tax map but he didn't know if there is a survey on file with these properties and they will have to look into it. He said maybe during the title search they found a deed or a plan that was recorded with some of these parcels. He said the Town did have the deed researched so maybe in that research they pulled out some of that information and they can ask the people that did the title search to see if there were any surveys recorded. In the future the Town may want if there's an issue to have it surveyed and if there is any concern that is not clear but I don't think that's necessary right away he said.

### **3). Close Public Hearing:**

Chairman Vachon said it is now 6:19 p.m.

**Motion:** (King, second Titus) to close the public hearing passed 4-0 at 6:19 p.m.

Mr. King said at this point they have met the legal requirements for the postings and 7 days from now and no later than 14 days they can make an official vote to carry through with the purchase. He said he has no issue with where Mr. Dickie wants to take the money from and he is fine with doing it that way and he can get everything set up with the Finance Administrator and make sure they are ready to close. He said Att. Roman is going to have some stuff she will have to check before we close to make sure that all the liens are closed off of this property.

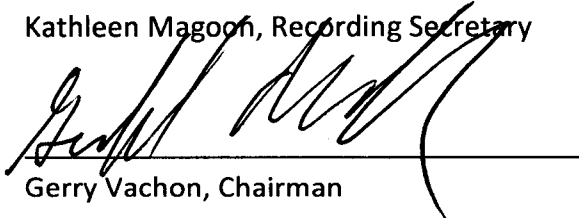
Mr. Vachon said the auctioneer said those would all be taken off.

Mr. King asked how long that would take and if they would be able to be taken off before they close. He said they will have to ask that question because if they're not and they can't be released until after everyone closes and they have the money to do that then we need to have some surety in place at closing that those will be paid off whether they're paid at the closing and its part of the HUD statement. He said they knew what the original amount was but they don't know what the balance is and it could be 95% paid off. So it may be able to be satisfied well before that or it may not be able to be satisfied until the day of closing he said.

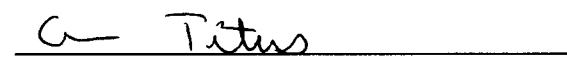
### **4). Adjournment:**

**Motion:** (King, second Titus) to adjourn the meeting passed 4-0 at 6:22 p.m.

Kathleen Magoon, Recording Secretary



Gerry Vachon, Chairman



Ann Titus

Charlie King, Vice Chairman



Douglas Staples