

FARMINGTON SELECT BOARD
Tuesday, March 26, 2024

The conduct of the meeting included remote access by telephone, video, and electronic means. The public could attend in person or by viewing the live stream at <http://mtbluetv.org/program-live-streamfarmington-selectmen.html> or Facebook at <https://www.facebook.com/MBTV11/> or calling 578-7395.

Town Manager, Erica LaCroix, called the meeting to order at 6:30 P.M. with the following Select Board members present: Matthew Smith; Joshua Bell; Byron Staples; Dennis O'Neil; and Richard Morton. Fire Chief Tim Hardy; Director of Public Works, Phil Hutchins; Director of Parks and Recreation, Matt Foster, Leah Giusti, Executive Assistant; MBTV Camera Operator; and members of the press and members of the public were also present. Members of the press and public participated remotely as authorized by PL 209, c.617.

ITEM 1: Pledge of Allegiance to the Flag

Ms. LaCroix led those present in the Pledge of Allegiance.

ITEM 2: To Elect Officers for the Ensuing Year – Chair, Vice-Chair, and Secretary

Selectman O'Neil made a motion to nominate Josh Bell as Chair; Selectman Staples seconded.

VOTE	AFFIRMATIVE	4	ABSTAINED	1	MOTION CARRIED
			(Bell)		

Selectman Staples made a motion to nominate Matt Smith as Vice-Chair, Selectman Bell seconded.

VOTE	AFFIRMATIVE	4	ABSTAINED	1	MOTION CARRIED
			(Smith)		

Selectman Smith made a motion to nominate Dennis O'Neil as Secretary, Selectman Bell seconded.

VOTE	AFFIRMATIVE	4	OPPOSED	1	MOTION CARRIED
			(O'Neil)		

Selectman Bell thanked Selectman Smith for his service as Chair, congratulated Richard Morton on his win, and welcomed him to the Select Board.

ITEM 3: To hear from Matt Foster and Thadd Gabryszewski re: Community Center Roof and to approve ARPA Funding for a Cooperative Arrangement

Matt Foster and Thadd Gabryszewski approached the Select Board.

Mr. Foster stated that the Community Center roof was put out to bid twice last year. The cheapest estimate they received was \$2.4 million. The initial estimate from Preferred Construction Management was \$600,000. The bids were declined due to cost and the belief that they did not reflect accurate pricing. He came to the Select Board in December and was authorized to negotiate directly with individual firms. Progress on that is going well so far.

They have received an estimate of \$1.7 million from one company. It is a risky project because removing the entire roof carries a lot of risk to the construction company. If there were to be rain damage during construction, they may have to rebuild the entire community center. Putting on an over roof would be significantly less expensive. Mr. Gabryszewski asked a lot of engineering questions, and they are on the same page as to how they could make that happen. The general contractor in question is capable of doing the work. This option would be around \$900,000, give or take 20%. The original project would involve removing the entire roof and installing a new structure, ceiling, and insulation. With this alternative project, they could patchwork the damaged areas, and leave the existing roof in place while putting in an over roof. They could also incorporate new lighting, insulation, and boiler system. Believe all these projects combined would come in around \$1.2 million, again give or take 20%. They have \$700,000 in ARPA funds and would use bonding for the rest. A Construction Management Agreement with this contractor would include engineering and plans.

Mr. Gabryszewski stated that this contractor suggested the Construction Management Agreement. In this situation, the owner hires a contractor before the drawings are complete. They then work together with the design firm to troubleshoot and get an idea of a good and cost-effective path forward. A straightforward design build assumes you already have all the details, but with a Construction Management Agreement, you develop a solution together. There is an upfront cost, but this model results in a better project and a better budget. There will be oversight on the engineering.

Selectman Bell asked Mr. Gabryszewski what it would look like for the town to hire his firm for the project. Mr. Gabryszewski stated that they have not yet figured out the revised scope, but for the mechanical redesign, he is thinking between \$5,000 - \$10,000. The construction firm estimated the \$8,000 range, so he believes it is safe to say it will cost \$10,000. His firm has been in the area since 1984 and they will do everything they can to make it as inexpensive as possible.

Selectman Staples asked if would make sense to include additional capital improvements, such as the water line issues. Mr. Foster and Mr. Gabryszewski stated that bundling projects together would be more efficient and cost-effective.

Selectman O'Neil asked if it would be an issue to not put it out to bid. Ms. LaCroix noted that the project had already been sent out to bid twice. Any contractor has the option on an RFP to offer an alternative bid. None of the bidders have done that, and only two have come as far as to

offer a bid. Mr. Gabryszewski Stated that this contractor has worked on Construction Management Agreements in the past and is comfortable with this model. In the construction management process, they reach out to subcontractors they have working relationships with and are looking to maintain trust. Selectman O’Neil added that the issues at the Community Center need to be addressed, and it isn’t going to get any cheaper. They have half of the money needed in the ARPA funds already and certainly have the capacity to bond the remainder.

Selectman Morton inquired as to how long the time frame for the agreement would be, as we are under a time crunch to earmark funds for the project. Mr. Gabryszewski stated that he would begin working on it as soon as it is approved.

Ms. LaCroix stated that she is familiar with this firm. It is a big firm, and she has worked with them before. She knows them to be very upfront and honest. They came to the table. She added that it is always cheaper to do everything at once if you can, and the longer we wait the more expensive it is going to be. She believes this is in the best interest long-term for the taxpayers. This is a good project for the ARPA funds.

Mr. Gabryszewski added that this will be a significant upgrade and we would no longer have to worry about the snow load on the roof, we will no longer have problems with the brick, and it will enhance the Community Center. Ms. Foster added that he does not feel comfortable now trying to ensure that the snow load is safe.

Selectman Bell asked if they were able to tie into UMF heating. Mr. Foster stated that purchasing from them would cost \$90,000 for the initial hookup and around \$3,000-\$7,000 a year after that, so it would be an ongoing cost. Rooftop units will cost \$120,000 and they will heat and cool, there would be no cooling from a UMF hookup.

Selectman Bell added that the insulation will meet today's code for roofs and walls. This will hopefully reduce heating and cooling bills.

Mr. Foster asks the Select Board for authorization to enter into a Construction Management Agreement, using up to \$20,000 from the ARPA funds.

Selectman O’Neil made a motion to enter into a Construction Management Agreement for the over roof, insulation, heating and cooling, and brickwork, at a cost of up to \$20,000 from the ARPA funds; Selectman Smith seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 4: To Authorize Town Manager and Fire Chief to sign Industry Fire Services Agreement

Chief Hardy approached the Select Board. There has been no change to the agreement from last year, same price same terms. They have had no big hiccups. Industry overwhelmingly approved the agreement at their town meeting.

Selectman O'Neil asked if the monthly and weekly checks are separate. Chief Hardy stated that there are different checks under the Bureau of Labor Standards. Regarding the indemnity clause, Selectman O'Neil asked if any claims had been made. Chief Hardy stated that there could be if an incident occurred on a scene. He further noted that the town attorney added that language to the agreement.

Selectman Morton asked if Industry still paid their own employees. Chief Hardy stated that the Industry firemen are paid strictly by Industry. They still have their own budget for their fire department. No monies from Farmington are used unless Dorr, who also works for Industry, is on duty for Farmington. We added Saturday staffing, which uses \$20,000 from the agreement. If we send out our mechanic, they reimburse their account to pay him for that. Three weeks ago, Industry lost an engine which they funded \$75,000 to replace, that is all on them.

Chief Hardy will ask for a certificate of insurance.

Selectman Smith made a motion to Authorize the Town Manager and Fire Chief to sign the Industry Fire Services Agreement; Selectman Morton seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 5: To approve and sign Bulky Waste/Recycling Proposal with Town of Industry

Public Works Director Phil Hutchins approached the Select Board. No changes to the agreement from last year. The agreement is to cover facility impact costs only. Industry residents understand that when they come to the facility they are charged directly for disposal.

Selectman Morton noted that Industry still seems to have recycling facilities at their town office, are they still being used? Mr. Hutchins stated that they have the option to bring to the town office or the recycling facility.

Selectman O'Neil asked if Industry residents need dump stickers Mr. Hutchins stated that they do and they are available at the town office and the transfer station.

Ms. LaCroix stated that the budget year mentioned in the proposal reflects the Town of Industry's fiscal budget year.

Selectman Smith made a motion to approve the Bulky Waste/Recycling Proposal with the Town of Industry; Selectman Staples seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 6: To accept resignation of Llyod Smith from the Budget Committee

The Select Board thanks Mr. Smith for 25 years of service.

Selectman Bell asked that a letter of thanks be sent to Mr. Smith.

Selectman Smith made a motion to accept the resignation of Llyod Smith from the Budget Committee; Selectman Morton seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 7: To approve minutes of 2/13/24, 2/27/24, and 3/12/24

Selectman Smith made a motion to approve the minutes; Selectman Staples seconded.

**VOTE AFFIRMATIVE 4 ABSTAIN 1 MOTION CARRIED
(Morton)**

ITEM 8: To discuss Other Business

Ms. LaCroix addressed the Select Board. With any luck, our new assessor will begin on Thursday. With relocation (he lives in Bangor) it has been a bit of fits and starts, but the start date is set for March 28. Tammy will help him get started. Ms. LaCroix will check with Nichole Stenberg to see when she will be in to work with him and see if she can come in on Friday. He knows assessing but does not know our assessing, backlogs, etc. He is certified and already attends conferences for the Assessors’ Association. He is very nice and extremely smart. Training will be more about getting him with Nichole Stenberg for Farmington-specific assessing information. There will be some bumps along the way. He will be coming in with no one having filled the position in the last year, hard to find someone to answer questions about how things have been done historically in the past. Nicole Stenberg will stay on with us as needed.

Ms. LaCroix will be at the manager’s interchange in Bangor on Friday.

The first public session with KRT is scheduled for 6:00 p.m. on April 17 at the community center. Will be holding a second date which has not been finalized yet. Not sure if both should be televised, but the April 17th session will be available online so that people can refer back to it.

Franklin Savings Bank is requesting that those who plan to attend the April 10 “Meet the Manager” event RSVP. Will be from 5:00 – 7:00 p.m. at the Homestead Restaurant. This meeting is focused on the business community, but she is hoping it will be the first of many to meet with the public. Franklin Savings is providing refreshments, which is why they are requesting that people RSVP.

Ms. LaCroix will be attending the grand opening of the Sweatt-Winter Early Childhood Center tomorrow as well as meeting with the school board superintendent for a meet and greet.

Selectman Smith thanked the voters who came out yesterday and those who attended the Town Meeting.

Selectman Morton echoed Selectman Smith's sentiments and added that he is honored to be able to sit here. He does, however, have a trip that was already planned and will have to miss the next meeting.

Nathan Hiltz of Wilton addressed the Select Board. As he believes it also affects Farmington, he wanted to bring it to the Select Board. He is concerned about LD 1350 and the County Budget Committee structure. In the spring of 2026, District 2 will be asked to send three members to the County Budget Committee and District 2 has fewer than three municipal officers who reside in it. Something will have to change between now and then. Every 5 years it could come up again. He wants to make sure someone is talking about it. Selectman Bell thanks Mr. Hiltz for bringing this up. He is aware of it. He noted that the senator from Wilton voted for it and the Secretary of State has not been helpful. He has already presented the issue to one of the candidates at the caucus. He proposed one budget committee member from each district.

Selectman Bell asked if we need to have a public hearing regarding the tree ordinance. Ms. LaCroix confirmed that we do. She added that changes are coming for the parking ordinance as well.

Selectman Smith made a motion to adjourn at 7:35 p.m.; Selectman Staples seconded.

VOTE AFFIRMATIVE MOTION CARRIED

Minutes respectfully submitted by Leah Giusti.

Denis O'Neil - Secretary