

FARMINGTON BOARD OF SELECTMEN

Tuesday, October 28, 2014

Chairman Ryan Morgan called the meeting to order at 6:30 P.M. with the following members present: Andrew Buckland, Michael Fogg, and Joshua Bell. Stephan Bunker was unable to attend. Town Manager Richard Davis, Town Secretary Linda Grant, Code Enforcement Officer Steve Kaiser (6:30-6:30pm), Planning Assistant Cindy Gelinis, (6:30-6:39pm), Public Works Director Denis Castonguay (6:30-7pm), Shop Manager Jonathan Alexander (6:30-7pm), Mechanic applicant Scott Bouchard (6:30-7pm), Fire Rescue Chief Terry Bell (7-7:10pm), Budget Committee member Betty Jespersen and Channel 11, as well as members of the press and public were also in attendance (see attached attendance list).

ITEM 2: To Hold a Public Hearing on the Community Development Block Grant (CDBG) for 82 High Street, Phase II and Execute Related Documents

Chairman Ryan Morgan opened the Public Hearing under Item 2 at 6:31 P.M.

Town Manager Richard Davis stated that the 82 High Street Board is submitting the final documents to the Department of Economic and Community Development (DECD) for the Community Development Block Grant (CDBG) Housing Assistance program to begin Phase II of the Project Development. He noted that this Public Hearing is a requirement of the CDBG program in order to provide information and elicit comments regarding the project. Mr. Davis stated that CDBG funds were also used a few years ago to rehabilitate the mobile homes. He further stated that the final budget summary shows \$360,000 in CDBG funds will be used to install new water, sewer, and gas lines to the existing units with an additional match of \$36,000 from the Genesis Fund for engineering and construction, along with \$4,000 in donations.

Code Enforcement Officer (CEO) Steve Kaiser reviewed the project, which is as follows: 4" ductile water main will be installed a length of 800 LF in Sawtelle Lane; 700 LF of 1" K-type copper water service lines with corporations and curb boxes; 8" SDR 35 sewer main will be installed a length of 800 LF in Sawtelle Lane; 700 LF of 6" SDR 35 sewer service lines and five manholes; 2" CTS natural gas line will be installed a length of 800 LF in Sawtelle Lane; 700 LF 1" CTS natural gas service lines with meter lock stops. Mr. Kaiser stated that the previous CDBG project was very successful in rehabilitating seventeen mobile homes. He further stated that the 82 High Street Board has been discussing the deteriorating apartment buildings and their replacement and this project will give them time to decide the next step. The engineering will be done this winter, bid process in the spring, and construction will begin next summer. The project will also include stubs for any future changes anticipated in building location.

ITEM 2: To Hold a Public Hearing on the Community Development Block Grant (CDBG) for 82 High Street, Phase II and Execute Related Documents (Cont.)

Eighty-two High Street Board member Erick Apland stated that 82 High Street is getting healthier financially thanks to Ms. Rachel Jackson-Hodsdon’s management and the rehab of the mobile homes. He further stated that the 82 High Street Board is looking into financing and other resources to replace the apartment buildings.

Mr. Morgan stated that he is an 82 High Street Board member, and he feels that things have improved greatly with the new management.

Chairman Ryan Morgan closed the Public Hearing under Item 2 at 6:37 P.M.

In answer to Joshua Bell’s inquiry regarding the project’s timeframe, CEO Steve Kaiser reiterated that design will be done this winter, bidding will take place in the spring, and construction will begin next summer.

Richard Davis stated that the Selectmen should sign the following documents: Community Development Citizens Advisory Committee; Standards of Conduct; Fair Housing Resolution; Residential Antidisplacement & Relocation Assistance Plan; and Equal Employment Opportunity Policy Statement.

Joshua Bell moved to proceed with the CDBG 82 High Street project Phase II Project Development; Andrew Buckland seconded.

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED

The Selectmen signed the required documents.

ITEM 3: To Hold a Public Hearing and Vote on Amendments to the M.M.A. Model General Assistance Ordinance, Appendices B and C

Chairman Ryan Morgan opened the Public Hearing under Item 3 at 6:39 P.M.

Richard Davis explained that this is an annual occurrence where adjustments are made in the maximums for various categories of general assistance, and reviewed the amendments. Ryan Morgan pointed out a typographical error in the effective date.

Chairman Ryan Morgan closed the Public Hearing under Item 3 at 6:42 P.M.

ITEM 11: To Clarify the Residency Requirements for Serving on Town Committees

Richard Davis explained that this came about because of the question of whether or not a non-resident could be a member of the Downtown TIF Committee. Mr. Davis stated that his research revealed that if a Board or Committee does not have an Ordinance one does not have to be a resident to be a member. It was his recommendation to revise the application to show non-resident or resident requirements. It was the consensus of the Selectmen to revise the Board and Committee application.

ITEM 12: To Review the Consumer Price Index for Wage and Salary Adjustments for Calendar year 2015

Richard Davis reviewed the CPI of 1.55% that will be used in the 2015 wage and salary adjustments per Personnel Policy and Collective Bargaining Agreements. He pointed out that the preliminary health insurance increase for 2015 is 10%, and since the employees share half the cost of that increase, it effectively reduces, and in some cases wipes out, the CPI increase.

Andrew Buckland moved to continue to implement the Town Policy with regard to wage and salary adjustments for calendar year 2015 at 1.55%; Michael Fogg seconded.

**VOTE AFFIRMATIVE 3 OPPOSED 1 ABSENT 1 MOTION CARRIED
(Joshua Bell) (Stephan Bunker)**

ITEM 13: To Consider Scheduling a Special Meeting to Conduct the Executive Session Listed as Item 16 on this Agenda

Richard Davis reviewed his memo dated October 24, 2014 in which he reported that Stephan Bunker has asked to be present for both Executive Session items, and gave possible dates that all Selectmen might be available to have a special Selectmen's meeting to hold the Executive Session. It was the consensus of the Selectmen present for all five of them to review their schedules and email the Town Manager as to which dates and times they would be available. Michael Fogg generated a brief discussion regarding how long each of these Executive Session items can be delayed.

