

FARMINGTON BOARD OF SELECTMEN

*****SPECIAL MEETING*****

Monday, August 29, 2016

Chairman Joshua Bell called the meeting to order at 6:30 P.M. with the following members present: Andrew Buckland, Matthew Smith and Stephan Bunker. Michael Fogg was unable to attend. Town Manager Richard Davis, Town Secretary Linda Grant, Channel 11 and members of the press and public were also in attendance.

ITEM 1: Pledge of Allegiance to the Flag

Chairman Joshua Bell led those present in the Pledge of Allegiance to the Flag.

ITEM 2: To Review the 2016 Tax Rate Scenarios

Richard Davis reviewed two (2) 2016 sheets and two (2) 2015 sheets of tax information. Assessor John O'Donnell was present and explained the loss in the Town's real estate valuation due to the increase in the Homestead Exemption, as well as the lack of new real estate and personal property value. Discussion included: BETE (Business Equipment Tax Exemption) value and how it relates to reimbursement and/or TIF District value; the definition of overlay and how it relates to the tax rate; the lack of TIF capture for Franklin Printing TIF this year; the loss of net Personal Property; the balance in the Downtown TIF and the amount of money that will need to be captured in order to maintain whatever balance the Selectmen wish to appropriate for projects going forward; replacement construction vs. new construction; and abatements. Resident Elaine Graham asked for clarification of the new Woodlands TIF credit enhancement and its impact on the 2016 tax rate, of which Mr. O'Donnell explained there is none. She also asked for clarification on the number of properties lost to tax exempt organizations and tree growth status this year, as well as further explanation of overlay, and the Homestead Exemption increase and the Town's State reimbursement.

Stephan Bunker moved \$125,000 TIF with \$25,000 overlay; Matthew Smith seconded.

Mr. O'Donnell stated that the mill rate will be approximately 19.28 with the proposed TIF and overlay amounts. Discussion continued on the TIF and overlay balances and scenarios. Resident Elaine Graham asked questions about the coverage area and benefits of the Downtown TIF, how it is funded, and what its balance will be after current projects are complete.

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED
(Michael Fogg)

Mr. O'Donnell stated will be in tomorrow to commit the taxes and work with the Treasurer on the Trio billing program.

ITEM 5: To Approve Expenditures from the Downtown TIF Reserve Account for Landscaping at the Church Street Parking lot

He suggested installing landscaping cloth and crushed rock for now. In answer to resident Elaine Graham's inquiry, Richard Davis stated that the approximate total cost of the parking lot, including this proposed expenditure is \$165,435. Mr. Davis further stated that the key to the survivability of the plants is being able to water them, and a faucet can be installed at the water source that was added at the edge of the parking lot. It was pointed out that the landscaper typically guarantees his work as well.

VOTE AFFIRMATIVE 3 OPPOSED 1 ABSENT 1 MOTION CARRIED
(Stephan Bunker)(Michael Fogg)

ITEM 6: To Approve the Minutes of August 23, 2016

Matthew Smith moved to table the minutes of August 23, 2016 as they were not yet ready; Andrew Buckland seconded.

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED
(Michael Fogg)

ITEM 7: To Discuss Other Business

- A)** Richard Davis reported that the Church Street parking lot could potentially be completed by the end of the week and asked the Selectmen if there is any interest in scheduling a ribbon cutting ceremony on Tuesday, September 6th. The consensus of the Selectmen was to meet at 5:30 P.M. at the parking lot on that date. They also requested that the Downtown TIF Advisory Committee members be notified.
- B)** Matthew Smith mentioned how nice it is to travel on the Porter Hill Road now. Richard Davis suggested as well a tour of the Voter Hill Estates Roads.
- C)** Matthew Smith mentioned that there is a mailbox on the back side of the Porter Hill Road that is too far out into the road. Richard Davis asked Mr. Smith to get the box number for him tomorrow and he will try to get voluntary compliance with moving it back away from the road.
- D)** Richard Davis and the Selectmen explained, at the request of resident Elaine Graham, the purpose of a quitclaim deed, and the status of the foreclosed properties that were put out to bid recently.

There being no further business to come before the Board, **Stephan Bunker moved to adjourn at 7:39 P.M.; Matthew Smith seconded.**

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED
(Michael Fogg)

Minutes respectfully submitted by Linda H. Grant.

Andrew R. Buckland - Secretary