FARMINGTON BOARD OF SELECTMEN

Tuesday, August 27, 2013

Chairman Ryan Morgan called the meeting to order at 6:30 P.M. with the following members present: Andrew Hufnagel, Dennis Pike, Joshua Bell and Jessica Berry. Town Manager Richard Davis, Town Secretary Linda Grant, Assessor Mark Caldwell (6:30-7:10PM), Wastewater Superintendent Steve Moore (6:30-7:15PM), Channel 11, and members of the press and public were also in attendance.

ITEM 1: Pledge of Allegiance to the Flag

Chairman Ryan Morgan led those present in the Pledge of Allegiance to the Flag.

Chairman Morgan moved to Item 8 as the Moderator-elect had not yet arrived and Mr. Mayhew was present.

ITEM 8: To Confirm the Employment of Nicholas Mayhew as the Wastewater Superintendent

Richard Davis introduced Nicholas Mayhew and reviewed his education and experience. Mr. Davis stated that Mr. Mayhew's start date will be September 11, 2013. Mr. Mayhew thanked the Board for the opportunity to work for the Town of Farmington and stated that he is looking forward to starting his employment as soon as possible.

Andrew Hufnagel moved to confirm the employment of Nicholas Mayhew as the Wastewater Superintendent; Dennis Pike seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 2: To Hold a Special Town Meeting pursuant to a Warrant dated August 13, 2013

Deputy Town Clerk Linda Grant opened the Special Town Meeting under Item 2 at 6:33 P.M. and called for nominations for moderator under Article First. Paul Mills was declared and sworn in as moderator after receiving the nomination and second, as well as four written ballots.

Articles Second and Third passed with no discussion or opposition.

The Special Town Meeting was closed and the Board of Selectmen's meeting reconvened at 6:43 P.M.

Chairman Ryan Morgan announced that the Board of Selectmen's meeting will be moving to the upstairs Conference Room after the next two Items for the purpose of comfort and acoustics.

ITEM 3: To Consider a Request from the American Legion Post 28, VFW Post 10881, and Sandy River Young Marines to hold a Ceremony in Honor of Veterans at Meetinghouse Park on Friday, September 20, 2013 at 5:00 p.m.

Richard Davis referenced the August 10, 2013 letter of request from Gordon Webber, who was present, noting that the date of the ceremony will be on POW/MIA day.

Dennis Pike moved to approve a request from the American Legion Post 28, VFW Post 10881, and Sandy River Young Marines to hold a ceremony in honor of veterans at Meetinghouse Park on Friday, September 20, 2013 at 5:00 p.m.; Joshua Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

To Consider a Request to Reserve Meetinghouse Park and the Gazebo for a Fundraiser for the new Homeless Shelter on Saturday, September 14, 2013 from noon to 4:00 p.m.

Richard Davis referenced the August 21, 2013 letter of request from Sara Sniadecki, a member of the Advisory Board of Western Maine Homeless Outreach. Pat Starbird of the Homeless Outreach Program introduced herself and explained the current operations of the program and the plans for a future shelter in Farmington. She also explained the fundraiser they are seeking permission to hold in Meetinghouse Park. In answer to her question regarding the preparation and sale of hot or cold food and beverages in the Park or the County Courthouse parking lot, Ryan Morgan referenced the Town's Park Policy and referred her to Julie Magoon at the County Courthouse. Mr. Morgan also asked Town Secretary Linda Grant to provide a copy of said policy to Mrs. Starbird, as well as Julie Magoon's telephone number.

Dennis Pike moved to approve a request to reserve Meetinghouse Park and the gazebo for a fundraiser for the new homeless shelter on Saturday, September 14, 2013 from noon to 4:00 p.m.; Jessica Berry seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

The Selectmen recessed at 6:45 P.M. and reconvened the meeting in the upstairs Conference Room at 6:50 P.M.

ITEM 5: To Hear a Presentation on an effort by Big Brothers/Big Sisters of Community Concepts to "Bring Mentoring Back to Franklin County" (Kristen Gilley, Program Manager and Hallie Twomey, Events Coordinator)

Richard Davis introduced Kristen Gilley, Program Manager of Big Brothers/Big Sisters. Ms. Gilley explained the mentoring service that Community Concepts is looking to bring back to Franklin County, the eligibility criteria for that service, the school-based program, the community-based program, success data of the program's work, and the \$10,000 Venture Grant received from the United Way to start up the program in Rangeley. She also explained the recruitment of teams for the two upcoming "Bowl for Kids" fundraiser events on September 21st in Wilton and September 28th in Rangeley, for which they have set a goal of \$30,000, the proceeds of which will stay in Franklin County. Ms. Gilley encouraged any who are in need of these services or who may be interested in helping to contact her at Community Concepts at 795-4065.

ITEM 6: To Approve two (2) Applications for Licenses to Operate Games of Chance at the Farmington Fairgrounds for Sports Projects, Inc. of Lewiston, Maine

Richard Davis explained that this is an annual request from this organization which generously donates a portion of the proceeds to the Town of Farmington for use in its recreation programs.

Dennis Pike moved to approve two (2) applications for Licenses to Operate Games of Chance at the Farmington fairgrounds for Sports Projects, Inc. of Lewiston, Maine; Andrew Hufnagel seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

The Board signed both applications.

ITEM 7: To Establish the 2013 Tax Rate

Assessor Mark Caldwell was present and handed out paperwork on the 2013 tax rate calculations. He then reviewed his recommendation of 0.01575 as the 2013 mill rate, with no funding to come from the Unassigned Fund Balance due to the completion of the revaluation project resulting in a \$54 million dollar change in valuation. At resident Stephan Bunker's request Mr. Davis explained the status of the Unassigned Fund Balance. Ryan Morgan encouraged the Selectmen to approve the Assessor's recommendation, citing the revenue changes made by the State this year. Mr. Caldwell stated, in response to resident Dennis O'Neil's inquiry, that the value changes will eventually be available online. Mr. Davis pointed out that although there were some increases in valuation, the actual tax bill is moderated somewhat by the 85 cent drop in the tax rate. He also pointed out that half of the increase in the Town's side of the budget

ITEM 7: To Establish the 2013 Tax Rate (Cont.)

is attributable to the five-year road improvement program, the benefits of which currently are visible in the Voter Hill Road. Mark Caldwell emphasized that any questions regarding valuation changes need to go directly through him, and he reviewed the process.

Jessica Berry moved to set the 2013 tax rate at 0.01575; Andrew Hufnagel seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 9: To Approve the Purchase of a Gas Boiler for the Wastewater Treatment Plant Dewatering Building

Richard Davis reviewed the quotes received and recommendation, referencing his memo dated August 23, 2013. Conversion of this boiler to natural gas upon its availability was discussed. Retiring Wastewater Superintendent Steve Moore was present.

Dennis Pike moved to approve ABT's proposal of \$24,871 for Option 2, which includes a 1,000 gallon propane tank, plus demolition and removal of the old chimney; Andrew Hufnagel seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 10: To Review the Sewer Connection Fees

Richard Davis reviewed the packet of information that he had supplied to the Selectmen, including a list of connection fees of various municipalities within Farmington's population range that he had surveyed in the past week. He also reviewed the Town of Farmington's current connection fee schedule and unit charge, and the Reserve account, which currently has a balance of \$394,000. Mr. Davis suggested that the Selectmen schedule a future work session for recommendations, possibly after the new Wastewater Superintendent has had a chance to get his bearings and review and make his own recommendations. Residents Dennis O'Neil and Stephan Bunker contributed to the discussion. Andrew Hufnagel suggested that the Town of Farmington's sewer connection fee be changed from \$750 per equivalent unit to a flat \$300. Mr. Davis stated that he has no issue with adjusting the rate and understands the purpose, but feels a differential should be maintained based on the actual impact of the user on the system, ie. residential user versus a large commercial business. He reiterated that he would like to give the new Superintendent six months to get acclimated and then ask him for his recommendation.

Andrew Hufnagel moved to change the sewer connection fee to \$375; further discussion; no second. Motion failed.

ITEM 10: To Review the Sewer Connection Fees (Cont.)

Jessica Berry moved to postpone any adjustment to the sewer connection fee in order to utilize the new superintendent's expertise in making a recommendation; further discussion, with resident Betty Jespersen contributing; Richard Davis suggested reducing the unit charge to \$500 and see what impact that has, with the knowledge that the matter can be revisited in the future; **Dennis Pike seconded.**

VOTE AFFIRMATIVE 2 OPPOSED 3 MOTION FAILED (AH/RM/JoB)

Joshua Bell moved to change the \$750 per equivalent unit sewer connection fee to \$350; Andrew Hufnagel seconded.

VOTE AFFIRMATIVE 4 OPPOSED 1 MOTION CARRIED (Jessica Berry)

ITEM 11: To Review the Certified Business-Friendly Community Program Application

Richard Davis reviewed the copy of the completed application provided to the Selectmen and supporting documents, and reported that it is due on September 6th. Mr. Davis stated that he is confident after reviewing this application that the Town of Farmington is business-friendly and will qualify easily for this designation. It was reported that 24 out of 400 Maine towns have received this designation. The Selectmen thanked Richard Davis and Cindy Gelinas for compiling such a well-documented application.

ITEM 12: To Approve a Contract Addendum with Waste Management Disposal Services of Maine, Inc. to Reflect a 2.0% Increase in the Cost of Waste Disposal, Effective November 1, 2013

Richard Davis reviewed the contract addendum, which for the Town of Farmington mainly pertains to demolition debris. Andrew Hufnagel questioned signing another contract with Waste Management in light of the proposal received from Archie's, Inc. to take over the transfer station and recycling. Mr. Davis explained the termination and assignment terms of the contract structure. Mr. Hufnagel suggested that more information be provided before the Selectmen make a decision on whether to sign another contract with Waste Management or put the services out to bid. Mr. Davis pointed out that if this agreement is transferred to another entity outside of the Town, it will result in a loss of control of the cost of disposal to residential and business owners, as well as loss of revenue.

Joshua Bell moved to postpone decision on this Item until the next meeting; Andrew Hufnagel seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 13: To Discuss the Process for Conducting the Manager's Annual Performance Evaluation

Richard Davis reviewed past procedure, pointing out that he always starts this process on his employment anniversary date, which is today.

Dennis Pike moved to proceed with this year's evaluation using the same procedure as last year; Andrew Hufnagel seconded.

Ryan Morgan thanked former Chairman Stephan Bunker for the procedure that they now have in place.

VOTE AFFIRMATIVE 5 MOTION CARRIED

Mr. Davis handed out the necessary materials, with Mr. Morgan requesting that completed paperwork be forwarded to him. Mr. Davis agreed to email an electronic form to the Selectmen.

ITEM 14: To Consider Making an Additional Contribution to the Lac-Mégantic Relief Fund from the Special Projects Account

Richard Davis reported that as of earlier this date the Relief Fund balance was at \$29,673.19. He explained that other Towns have contributed considerable amounts to the fund and asked the Selectmen if they were satisfied with their \$500 contribution that started the account, or if they would like to consider further contribution. Ryan Morgan reported that he received an email from Senator Tom Saviello this date reporting that four representatives from Lac Megantic, one of which will be the Mayor, will be coming to the 6:30-9:30 P.M. benefit concert and gathering here in Farmington on October 12th. The Selectmen discussed Mr. Morgan's suggestion that the Town cover the cost of four hotel rooms for these representatives instead of contributing more money to the Relief Fund.

Andrew Hufnagel moved to have the Town Manager look at local rates before making a decision; Dennis Pike seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 15: To Approve the Minutes of August 13 and 20, 2013

Jessica Berry moved to approve the minutes of August 13 and 20, 2013; Dennis Pike seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 16: To Discuss Other Business

- A) Richard Davis reviewed a letter from the Farmington Village Corporation dated August 22, 2013 in which their representatives are offering to come to a Selectmen's meeting to do a presentation on the Corporation's history and Zoning Ordinance. It was the consensus of the Board to extend an invitation for them to attend the September 10th Board of Selectmen's meeting.
- B) Ryan Morgan used today's press release from the Governor's Office regarding a new business coming to Wilton to reinforce the need to entice business and residents to come to the Town of Farmington, and commended the strides taken this year. Richard Davis pointed out that between 2000-2010, Farmington grew by 350 people according to the census, which was a 4% increase, and through ongoing commitment that growth should continue.

ITEM 17: To Hold an Executive Session pursuant to 1 M.R.S. § 405.6.C. to Discuss the Disposition of Publicly held Property

Andrew Hufnagel moved to go into Executive Session at 8:23 P.M.; Joshua Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

The Board came out of Executive Session at 8:45 P.M.

No action was taken.

There being no further business to come before the Board, Jessica Berry moved to adjourn; Andrew Hufnagel seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

Minutes respectfully submitted by Linda H. Grant.

Dennis C. Pike – Secretary