FARMINGTON BOARD OF SELECTMEN Tuesday, July 13, 2021 6:30 P.M.

The conduct of the meeting included remote access by telephonic, video, and electronic means. The public could attend in person or by viewing the live stream at http://mtbluetv.org/program-live-stream-farmington-selectmen.html or Facebook at https://www.facebook.com/MBTV11/ and/or calling 778-5874.

Chairman Matthew Smith called the meeting to order at 6:30 P.M. with the following members present: Michael Fogg and Scott Landry. Joshua Bell arrived at 6:44 P.M. Stephan Bunker was unable to attend. Town Manager Richard Davis, Town Secretary Nancy Martin, Police Chief Kenneth Charles, Parks and Recreation Director Matthew Foster, Board of Appeals and Board of Assessment Review Member Dennis O'Neal, and Mt. Blue TV camera operator Tom Martin were also present. Members of the press and public participated remotely as authorized by PL 209, c.617.

Votes were taken by roll call.

ITEM 1: Pledge of Allegiance to the Flag

Chairman Matthew Smith led those present in the Pledge of Allegiance to the Flag.

ITEM 2: To Hold a Public Hearing and Vote on a Policy Concerning Remote Participation in Public Proceedings

Chairman Matthew Smith opened the Public Hearing under Item 2 at 6:33 P. M.

Richard Davis provided a copy of the newly drafted Town of Farmington Board of Selectmen Remote Participation Policy. According to 1 M.R.S. § 403-B, board members are expected to be physically present for meetings under the new law. Still, they may participate remotely in the case of an emergency or urgent issue that requires the board itself to meet remotely or an illness or temporary absence that causes a board member significant difficulties in traveling to a meeting.

The public must have an opportunity to participate remotely when board members participate via remote methods. If public input is allowed or required at a meeting, the board must provide an effective means of communication between the board and the public. The board must provide a location where members of the public may attend in person. The board may not limit public attendance to remote methods only, except in an emergency that requires the board to meet remotely. During meetings using remote methods, all votes will be taken by roll call.

Chairman Matthew Smith closed the Public Hearing under Item 2 at 6:33 P. M.

To Hold a Public Hearing and Vote on a Policy Concerning Remote Participation in Public Proceedings (continued)

Scott Landry moved to approve the Board of Selectmen Remote Participation Policy; Michael Fogg seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 3 ABSENT 2 MOTION CARRIED (Bell, Bunker)

The Selectmen signed the Remote Participation Policy.

To Hold a Public Hearing and Vote on a new Application for a Lunch Wagon Permit for the Black Kettle, Owned and Operated by Alex Jannetti at Various Locations

Chairman Matthew Smith opened the Public Hearing under Item 3 at 6:36 P. M.

Richard Davis reviewed the application for the Lunch Wagon Permit. The Black Kettle will operate from 10:00 A.M. to 7:00 P.M. Monday through Thursday and from 10:00 A.M. to 9:00 P.M. Friday through Sunday. Alex Jannetti was present and answered the Selectmen's questions. Mr. Jannetti reported that he would operate at various locations, including the flea market located behind the Narrow Gauge Cinema on the second and fourth Thursday of each month and at the Whistle Stop Trail Head. The Black Kettle will offer fried dough, hot dogs, and grilled cheese sandwiches.

Chairman Matthew Smith closed the Public Hearing under Item 3 at 6:38 P. M.

Scott Landry moved to approve the Application for a Lunch Wagon Permit for the Black Kettle, Owned and Operated by Alex Jannetti; Michael Fogg seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 3 ABSENT 2 MOTION CARRIED (Bell, Bunker)

ITEM 4: To Execute a Three (3) Year Employment Agreement with new Town Manager Christian Waller

Chairman Matthew Smith reported that the Town launched a nationwide search for a new Town Manager and received fourteen (14) applications. The Selectmen interviewed the top four (4) candidates, further narrowing the candidates to two (2). Chairman Smith announced that they hired Christian Waller as the new Town Manager, and the Selectmen are very excited to have him. Michael Fogg stated that the Selectmen had to choose based on many factors, and he feels that they have made the right choice by hiring Mr. Waller. He was impressed by how well-informed Mr. Waller was, stating that Mr. Waller recognized the

ITEM 4: To Execute a Three (3) Year Employment Agreement with new Town Manager Christian Waller (continued)

Selectmen and called them by name during his Zoom interview. Mr. Fogg said that Mr. Waller appears to be a good fit for the Town, and Scott Landry concurred. Richard Davis noted that he believes the Selectmen made an excellent choice hiring Mr. Waller and negotiating a good contract.

Scott Landry moved to execute a three (3) year employment agreement with the new Town Manager Christian Waller; Michael Fogg seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 3 ABSENT 2 MOTION CARRIED (Bell, Bunker)

Joshua Bell arrived at 6:44 P.M.

The Selectmen, including Mr. Bell, signed the employment agreement.

ITEM 5: To Appoint Committee and Board Members

Richard Davis reviewed the list of renewing Board and Committee applicants as follows. Board of Appeals: Robert C. Yorks. Board of Assessment Review (three-year term): Michael V. Moffett; Budget Committee (three-year term): Beth Edwards, Michael J. Guerrette, and Peter Forrest Tracy; Conservation Commission (three-year term): Sally Speich and Robert Zundel; Conservation Commission Associate Member (one-year term): Hunter Manley, James D. Shaffer, Matthew Smith, and Amy Soper; Planning Board (three-year term): Craig Jordan, Clayton King, Jr., and Lloyd Smith; Planning Board Alternate (one-year term): Michael MacNeil. Linda Brown elected not to re-apply; Recreation Committee (three-year term): Sheryl Farnum; Zoning Board (three-year term): John Moore and Kyle Terrio; and Zoning Board Alternate (one-year term): David Ballard. The Selectmen thanked the applicants for their willingness to serve.

The following Board and Committee positions remain vacant: Board of Appeals: two (2) three-year terms and two (2) Alternate one-year terms; Budget Committee: one (1) three-year term and two (2) Alternate one-year terms; Planning Board: one (1) Alternate one-year term; Recreation Committee one (1) three-year term; and Zoning Board: two (2) one-year terms.

Scott Landry moved to approve the Committee and Board Members and Alternates applications; Joshua Bell seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

ITEM 6: To hear an Update on the \$155,000 Center for Tech and Civic Life (CTCL) Grant

Richard Davis provided a summary of Center for Tech and Civic Life (CTCL) grant expenditures totaling \$75,469.49. Expenses included an HVAC system to improve the ventilation downstairs at the Community Center, a digital sign with granite posts for the Community Center, and election supplies that include stanchions, laptops, and signage. Mathew Foster stated that Mechanical Services could not install the HVAC system upstairs due to structural issues with the roof. Mr. Davis reported that the Town returned \$79,560.51 to the CTCL.

To Consider an Appropriation from the Community Center Building Reserve Account to Establish a Cost Estimate and RFP for Roof Structural Repairs

Richard Davis and Parks and Recreation Director Matthew Foster generated a discussion on the condition of and safety issues with the Community Center roof. Mr. Foster stated that the safety and structural issues prevented Mechanical Service from installing an HVAC system upstairs in the Community Center. Mr. Davis noted that he and Mr. Foster met with Mechanical Services and a roofing engineer who recommended the Town work with Preferred Construction Management (PCM) for a detailed project estimate. Mr. Davis provided a copy of the Estimating Proposal from PCM dated June 24, 2021. The cost breakdown for providing estimating services for the Community Center roof project is \$1,920 for the detailed project estimate and \$120 hour to give input and feedback to develop the contractor's Request for Proposal (RFP). Mr. Davis stated that, for safety reasons it makes sense to address the roof's deficiencies now. Mr. Foster answered the Selectmen's questions.

Michael Fogg moved to appropriate funds from the Community Center Building Reserve Account to establish a cost estimate and RFP for structural roof repairs; Scott Landry seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

ITEM 8: To Consider an Additional Appropriation of \$131,127 from the Downtown TIF Reserve Account to Complete the Lighting Project on High Street

Richard Davis provided a financial overview of the High Street lighting project.

Balance on July 13, 2021	\$	45,527
Less Streetlights for High Street	\$(4	46,400)
Balance on July 13, 2021	\$	(873)

ITEM 8: To Consider an Additional Appropriation of \$131,127 from the Downtown TIF Reserve Account to Complete the Lighting Project on High Street (continued)

Additional High Street Expenses.

Light Pole Bases	\$ 43,935
Lighting Conduit & Conductors	\$ 62,192
Lighting Control Panels	\$ 25,000
Total Additional Expenses	\$ 131,127

Mr. Davis noted that the Selectmen would need to appropriate \$132,000 into the Downtown TIF Reserve Account to cover expenses and contingencies when it comes time to do the 2021 tax commitment.

Joshua Bell moved to appropriate \$131,127 from the Downtown TIF Reserve Account to Complete the Lighting Project on High Street; Scott Landry seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

ITEM 9: To Authorize an Appropriation of up to \$40,000 from the Sidewalk Reserve Account for the High Street Phase 1 Improvements Project

Richard Davis stated that there is \$23,000 currently in the Sidewalk Reserve Account and another \$20,000 budgeted, bringing the account balance to \$43,000. He is requesting an appropriation of up to \$40,000 now because the budget will be tight. Mr. Davis reported that E. L. Vining is scheduled to mobilize on August 16th and substantially complete the project by October 15th.

Joshua Bell moved to approve the appropriation of \$40,000 from the Sidewalk Reserve Account for the High Street Phase 1 Improvements Project; Scott Landry seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

ITEM 10: To Approve a Cemetery lot Conveyance

Richard Davis reviewed the following two (2) Cemetery lot Conveyances: Mariam Brennan for four (4) graves in Fairview Cemetery and Michael J. Wells and Sandra A. Wells for two (2) graves, also in Fairview Cemetery.

ITEM 10: To Approve a Cemetery lot Conveyance (continued)

Joshua Bell moved to approve the Cemetery lot Conveyance to Mariam Brennan for four (4) graves in Fairview Cemetery and Michael J. Wells and Sandra A. Wells for two (2) graves in Fairview Cemetery; Scott Landry seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

The Selectmen signed the Cemetery lot Conveyances.

ITEM 11: To Approve the Minutes of June 22, 2021

Scott Landry moved to approve the minutes of June 22, 2021; Joshua Bell seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

ITEM 12: To Discuss Other Business

A. Richard Davis informed the Selectmen that Mt. Blue TV Executive Director J.P. Fortier has accepted a position with Bee Line Cable, and his last day with MBTV is July 22, 2021. Andre Cormier accepted the position of Executive Director at Mount Blue TV.

To Hold an Executive Session pursuant to 1 M.R.S. § 405.6.A to Discuss Personnel Matters in the Police Department

Joshua Bell moved to go into Executive Session at 7:10 P.M.; Scott Landry seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

The Selectmen came out of Executive Session at 8:21 P.M.

No action was taken.

ITEM 14: To Hold an Executive Session pursuant to 1 M.R.S. § 405.6.E to Discuss Pending or Contemplated Litigation

Michael Fogg moved to go into Executive Session at 8:21 P.M.; Joshua Bell seconded

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Joshua Bell: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

The meeting came out of Executive Session at 8:25 P.M.

No action was taken.

There being no further business to come before the Board, Scott Landry moved to adjourn at 8:25 P.M.; Joshua Bell seconded.

Roll Call Vote – Matthew Smith: Yes, Michael Fogg: Yes, Scott Landry: Yes

VOTE AFFIRMATIVE 4 ABSENT 1 MOTION CARRIED (Bunker)

Minutes respectfully submitted by Nancy L. Martin.

Michael J. Fogg - Secretary