

FARMINGTON SELECT BOARD
Tuesday, July 11, 2023

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.

Chairman Matthew Smith called the meeting to order at 6:30 P.M. with the following members present: Stephan Bunker, Joshua Bell, Byron Staples, and Dennis O’Neil. TD Hardy, Fire Chief, Matt Foster, Director of Parks and Recreation, Cornell Knight, Interim Town Manager, Leah Giusti, Executive Assistant, MBTV Camera Operator Kai Stone, and members of the press and 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

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

ITEM 2: To Hold a Public Hearing and Vote on the Application for On-Premises License for Legend Asian Restaurant

Selectman Smith opened the public hearing. With no questions or comments from the public, Selectman Smith closed the public hearing, bringing it back to the board.

Selectman O’Neil notes that there is no manager listed and no residential address listed for the owner. It is noted that the owner of the property will remain the same.

Selectman Smith made a motion to approve the application for the on-premises license; Selectman Bunker seconded.

VOTE	AFFIRMATIVE	3	OPPOSED	2	MOTION CARRIED
			(O’Neil, Bell)		

ITEM 3: To Review and Sign Municipal Quitclaim Deed regarding 278 High Street

Selectman Smith read aloud from the Quitclaim Deed.

Selectman Bell made a motion to approve and sign the Quitclaim Deed; Selectman Bunker seconded.

VOTE	AFFIRMATIVE	5	MOTION CARRIED
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ITEM 4: To Authorize the Fire Department to send out bids for the replacement of the 2010 Ford F-150

Chief Hardy addressed the board. As discussed during budget season, the pickup is worn out and out of service. Back in 2016, \$3,600 in rust repair was made, and it is now rusting out again. It would cost another \$8,000-10,000 to repair. He is looking for permission to solicit bids to price a replacement. He believes it will cost around \$50,000 but is looking for options from different dealers.

Selectman Bell asks if there is a preference for make/model. Chief Hardy says there is not, but they will need a three-quarter ton in order to tow and it will possibly need to be upfitted. They should be able to use most of the current upfittings but it may need brackets or other incidentals.

Selectman Bunker asked if there is any interest in liquidating/selling it for parts. Chief Hardy stated he may try to add it into the bid.

Selectman O'Neil made a motion to authorize the Fire Department to bid for the replacement of the 2010 Ford F-150; Selectman Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 5: To Authorize the expenditure of up to \$7,000 for the Fire Department to purchase a subframe for Squad 1

Chief Hardy requested that the Board authorize this expenditure out of the equipment reserve. As part of routine maintenance, they found significant rust on the steel subframe, most likely from moisture. Not to the point that it is out of service, but it is too significant to repair. The best option is for the manufacturer to build a subframe. They now use stainless steel. The cost to ship is around \$1,000 and it will cost \$6,000 to build. The cost of this would go over the maintenance budget. It would cost \$10,000 to send to the factory and it would be gone for 4-6 weeks. They can do the installation in-house and would hope to have it by September.

Selectman Staples inquired if there was anything else needed on the vehicle in terms of maintenance. Chief Hardy stated that it is in otherwise pristine condition.

Selectman O'Neil made a motion to authorize the expenditure; Selectman Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 6: To Review the Zoning Board Application of Edwin Provencher

Selectman O'Neil is happy to see someone new apply.

Selectman Bunker made a motion to approve the application; Selectman Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 7: To Review the bid to replace the roof at the Farmington Community Center and consider next steps

Director of Parks and Recreation, Matt Foster, addressed the Board. They only received one bid for the roof at the Community Center. The bid was from Bowman Construction at \$ 2.4 million, which was significantly more than the estimate from Preferred Construction back in 2021. Mr. Foster spoke with Thaddeus Gabryszewski of Lincoln/Haney Engineering Associates, who believes their numbers are usually quite accurate. He thinks that the high estimate is due to the fact that people are booked and busy. They have been told by other companies that they would like to put in a bid, but would not be able to meet the deadline. Mr. Foster recommends that they not accept the bid, and put the project back out to bid with a construction date of next summer. Mr. Gabryszewski thinks better responses would come with that timeline. That would go back out to bid in the next 30 days with more time for pre-bid. They are unable to accept bids if they do not come to the pre-bid walkthrough. He would like to give people more time to get organized and get a bid in. At the moment, steel is hard to source making it more difficult to get quotes and estimates. Some people were asking for an extension as they had not heard back from steel manufacturers.

Selectman Staples inquired as to the ARPA fund deadline. Interim Town Manager Cornell Knight stated that you must commit funds by this year and spend by 2025-2026.

Selectman O'Neil asked for the original estimate from Preferred Construction. Mr. Foster stated it was \$660,000. They will have to discuss where the money comes from. ARPA funds were there to cover the original quote. If it comes in at more, it will be brought back to the board to discuss financing.

Selectman Bell asked for a time frame for the new bid process. Mr. Foster stated that they would like to do the pre-bid walkthrough in 3-4 weeks and then give another 4-6 weeks for bids to ensure that contractors have sufficient time before the due date. They would hope to have something by late September or early October.

They have two design plan options. One plan is to update what is there. This option includes fixing many deficiencies and would include hard labor. The other option is to take the roof and trusses off and put in all new. The all-new option is an additional \$240,000. There is one wooden beam that needs to be replaced and three others that need to be updated.

Selectman O'Neil made a motion to not accept the current bid and put the project back out to bid; Selectman Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

Selectman Bell asked Mr. Foster about the Hippach Field fence. Mr. Foster stated that any project over \$100,000 must be engineered and finding an engineer has been difficult. He is now reaching out to a 3rd engineer. He spoke to Code Enforcement Officer Steve Kaiser, who stated they may need permitting due to the flood zone, as well as possible modifications to help with water flow. They may need to open sections at the bottom of the fence, which would likely

increase the cost. Additionally, they may need a survey if there is not one already. He hopes there will not need to be too much modification to the wall. Selectman Bell asks if the work can be done in phases in an effort to lower costs. Mr. Knight mentioned that the legislature may have increased the project minimum to \$250,000. Selectman Staples inquires as to whether or not replacement would count as new construction. Mr. Foster will look into it.

ITEM 8: To Approve the Minutes of 6/27/23

Selectman Smith made a motion to approve; Selectman Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 9: To Discuss Other Business

Mr. Knight stated that the KRT is tentatively scheduled to meet with him next week to get started on the revaluation. He is waiting to hear back as they are lining up with another town.

Mr. Knight sent the petition regarding deer downtown to regional Wildlife Biologist, Sarah Boyden, to see if she would be able to attend a meeting to discuss the same. She stated that she would be glad to attend and will invite her supervisor and the District Game Warden as well. Mr. Knight asked the Board if they want to have a separate meeting or have them attend a board meeting. The Selectboard said that during a meeting would be fine. Mr. Knight will suggest an August meeting.

Selectman Bell stated that a resident has asked if the gravel section of Fyfe Road can be graded. Fyfe Road is off of the Wilton Road behind Jade Palace and Skowhegan Savings. Mr. Knight will inquire as to same.

Selectman Bunker stated that the Maine Municipal Magazine Ethel N, Kelley Memorial Award nominations are now being accepted for review by MMA presidents. Mr. Bunker will be part of the review process. The winner is selected anonymously. The award is for outstanding personnel with a long history of municipal service and dedication to local government. Mr. Bunker states that a local nominee would be a great feather in Farmington's cap.

Selectman Smith stated that there has been no more movement on the recruitment process as they are waiting for background checks. Selectman Bell would like to go forward with the executive session.

ITEM 10: To hold an executive session pursuant to 1 MRSA sec 405 (6) (A) to discuss a personnel matter, Town Manager Recruitment Process.

At 7:04 p.m., Selectman Smith made a motion to into executive session pursuant to 1 MRSA sec 405 (6) (A) to discuss a personnel matter, Town Manager Recruitment Process Selectman Staples Seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

Return to regular session at 7:45 p.m.

Selectman Bunker made a motion to adjourn at 7:46 p.m.; Selectman Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

Minutes respectfully submitted by Leah Giusti.

Byron Staples - Secretary