

FARMINGTON BOARD OF SELECTMEN

Tuesday, July 27, 2021

6:30 p.m.

The conduct of the meeting included remote access by telephonic, video, and electronic means. The public was able to 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 778-6538

Chairman Matthew Smith called the meeting to order at 6:30 p.m. with the following members present: Stephan Bunker, Michael Fogg, Joshua Bell, and Scott Landry. Town Manager Richard Davis, Town Secretary Nancy Martin, Deputy Police Chief Shane Cote, Parks and Recreation Director Matthew Foster, Blue Sky Lab LLC Owners Chad Crandall and Jacob Daku, Mt. Blue TV camera operator Tom Martin, and members of the press and public were also present.

ITEM 1: Pledge of Allegiance to the Flag

ITEM 2: To Consider Proposing Amendments to the Adult Use and Medical Marijuana Ordinance (Chad Crandall)

Chad Crandall and Jacob Daku provided a brief overview of their current business plan. Mr. Crandall stated that they purchased the vacant Family Dollar store adjacent to Blue Sky Adult Use Marijuana Dispensary located on Wilton Road, Farmington. They would like to move their manufacturing operation from Mercer into the vacant Family Dollar building. Mr. Crandall disclosed that moving manufacturing operations to Farmington would bring thirty (30) to forty (40) additional oversight visits per month. Mr. Daku explained that State regulations allow for a single business license to be split between two buildings; however, the Town's ordinance does not. The current ordinance prohibits two cannabis businesses from being located within 1,000 feet of each other. Mr. Crandall and Mr. Daku asked the board if they would consider a variance to the Adult Use and Medical Marijuana Ordinance. Richard Davis stated that any variance would need to be presented to the Appeals Board and recommended reaching out to Code Enforcement Officer Steve Kaiser. Mr. Crandall extended an invitation to the Selectmen, Fire-Rescue Department, and the Police Department to tour the Blue Sky facilities.

ITEM 3: To Discuss Possible uses of American Rescue Plan Act (ARPA) funds

Richard Davis reviewed the American Rescue Plan Act (ARPA); the Town is scheduled to receive an estimated \$819,740. Mr. Davis stated that these funds could only be used for narrowly defined items such as municipal wastewater infrastructure projects and improvements supporting public safety and emergency management. Mr. Davis stated that the Town had a Climate Adaptation Study done, and the Town could easily use all the funds to make the recommended improvements. Mr. Davis provided a list of engineer costs for potential wastewater and infrastructure projects totaling \$503,000. The list included: cross-country line sag at Eastmont Square, \$23,000; Route 2 sag in front of Marvin's Autobody, \$31,000; sandblasting and resurfacing aeration ditches, \$320,000;

ITEM 3: To Discuss Possible uses of American Rescue Plan Act (ARPA) funds (continued)

Mill Street Pump Station electrical improvements, \$73,000; and West Farmington Pump Station generator improvements, \$56,000. The following wastewater projects also qualify for ARPA funding: hydraulic rehabilitation of interceptor SMH; gravel work on Pump Station 2 and Pump Station 4; paving and drainage improvements at Pump Station 3; Wastewater Treatment Plant paving; Route 2 Pump Station generators; and submersible stations communications upgrades. Deputy Police Chief Cote reviewed a quote for security cameras and systems from Red River totaling \$174,885.94. The security system does heat tracing and crowd tracking and could locate persons or vehicles of interest and missing persons. A lengthy discussion on the best use of the funds ensued.

ITEM 4: To Approve an Expenditure of \$47,500 from the Sewer Department Land and Property Improvement Reserve Account to Repair and Paint a Secondary Clarifier

Richard Davis reviewed a quote dated July 22, 2021, from Marston Industrial Services.

Joshua Bell moved to approve an expenditure of \$47,500 from the Sewer Department Land and Property Improvement Reserve Account to repair and paint a secondary clarifier; Stephan Bunker seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 5: To Approve an Appropriation of \$3,700 from the Sewer Department Special Projects Reserve Account for the Underwater Inspection of the Outfall Discharge Pipe and Valves

Richard Davis provided a memo dated July 19, 2021 from Wastewater Superintendent Stephen Millett. Mr. Millett stated that during the Department of Environmental Protection annual compliance inspection, he learned the facility should be performing semi-annual inspections of our permitted outfall piping.

Michael Fogg moved to appropriate \$3,700 from the Sewer Department Special Projects Reserve Account for the underwater inspection of the outfall discharge pipe and valves; Scott Landry seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 6: To Discuss the Establishment of a Property Tax Stabilization Fund for Revenues from the Farmington Solar Project

Richard Davis provided a copy of the Farmington Solar Facility Thirty-Year Assessed Values with Estimated Tax Exhibit A to Memorandum of Agreement table. Mr. Davis reported that the table did not show the estimated \$400,000 that the Town will receive for 2021. Mr. Davis stated the Selectmen do not need to do anything for tax stabilization this Year because the \$400,000 was absorbed into the increased budget. Mr. Davis noted that there are several things they might want to consider using the funds for: increase the

ITEM 6: To Discuss the Establishment of a Property Tax Stabilization Fund for Revenues from the Farmington Solar Project (continued)

yearly road budget by \$200,000; pay off the Police Station and the new fire truck and become debt-free; repair the Community Center roof; create a tax stabilization fund or allow those additional revenues to lapse into the unassigned fund balance. Joshua Bell stated that there should be a process for spending the revenues. A lengthy discussion ensued.

ITEM 7: To Discuss the Community Center Roof Replacement Cost Estimate and Possible Funding Sources

Richard Davis stated that the Selectmen recently authorized a study to replace the Community Center roof. The estimated cost to repair the roof is \$630,000. Mr. Davis stated that the cost of materials has gone up over the years, and construction standards have improved. Mr. Davis asserted that the Community Center is heavily used, and the Town must maintain it. He acknowledged it was a bitter pill to swallow, but we could not replace the Community Center for \$630,000. Michael Fogg asked Parks and Recreation Director Matthew Foster if this replacement was separate from the needed HVAC system. Mr. Foster explained that in addition to not being able to withstand the weight of a new HVAC system, the current roof could not hold a full snow load. The snow load is at half capacity. Mr. Foster quoted the structural engineer as saying, "structures make fools out of structural engineers every day because they say it shouldn't be able to do what it is doing." Often, people think that because something is older, it was built better and more robust. In this case, it is simply not true. Joshua Bell asked if we would put another flat roof on the facility or take a different approach. Mr. Foster provided a brief history of the roof's maintenance and everyday stressors. A lengthy discussion ensued, which included various options for housing a new HVAC system. Mr. Foster was tasked with looking into alternative means of addressing the problem.

ITEM 8: To Approve an Expenditure of \$6,119.70 from the ADA Reserve Account to Purchase two (2) Accessible Porta Potties

Richard Davis stated that the current porta-potty is twenty years old and is moved back and forth between Hippach Field and Philbrick Park. Recently the Town rented a portable restroom for an event because we needed one at both locations. The current portable bathroom has begun to deteriorate, and the door doesn't close properly. Purchasing two (2) ADA assessable portable restrooms will reduce wear and tear and allow one at each site.

Stephan Bunker moved to approve an expenditure of \$6,119.70 from the ADA Reserve Account to purchase two (2) accessible porta-potties; Scott Landry seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 9: To Consider a Proposal for Replacing the Retiring Sexton

Richard Davis provided a copy of a letter dated July 27, 2021, from Kent Wiles,

ITEM 9: To Consider a Proposal for Replacing the Retiring Sexton (continued)

President/General Manager of Wiles Remembrance Centers. Sexton Ed Vining is retiring at the end of 2021. Wiles has offered sexton services for years, and they currently do so for Wilton. As Sexton, Wiles would be responsible for opening and closing graves, both full-size and cremation graves, and the sale of cemetery lots. Wiles is available twenty-four hours a day, seven days a week, to help families procure lots. Wiles would keep a similar fee structure but would receive a small stipend for selling lots and locating lots for genealogists. Further discussion will take place on Wiles' proposal at a future meeting, as clarification of the proposal is needed.

ITEM 10: To Reappoint Eric Whitney and Robert Zundel to the Conservation Commission

Richard Davis provided copies of Robert Zundel's application to serve as a member for a three-year term and Eric Whitney's application to serve as an associate member for one year.

Michael Fogg moved to reappoint Eric Whitney and Robert Zundel to the Conservation Commission; Joshua Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 11: To Cast a Ballot for the Maine Municipal Association Vice President and Executive Committee Members

Richard Davis reviewed the ballot and the candidate's profiles. Mr. Davis reported that the Selectmen might cast the ballot themselves or designate him to vote on their behalf.

Stephan Bunker moved to authorize the Town Manager to sign on the Selectmen's behalf; Joshua Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 12: To Approve the Minutes of July 13, 2021

Scott Landry moved to approve the minutes of July 13, 2021; Joshua Bell seconded.

VOTE AFFIRMATIVE 5 MOTION CARRIED

ITEM 13: To Discuss Other Business

A) Richard Davis announced that the Town hired a full-time Counter Clerk/General Support person. Amanda Wheeler starts August 2 and has experience with municipal government, elections, and vehicle registration. Mr. Davis stated that she is a good fit for the position and was highly recommended by her references.

B) Richard Davis provided an update on the Clover Mill Road culvert project.

ITEM 13: To Discuss Other Business (continued)

Installation of the second large culvert was delayed for three weeks. Clover Mill Road will be closed to all except local traffic from Porter Hill Road to Cummings Brook from Wednesday, September 1, 2021, until approximately Friday, October 15, 2021.

- C) Stephan Bunker thanked Richard Davis for the clean-up of the Park and Ride lot. With the trash clean-up and the weed whacking, the area looks nice. Matthew Smith stated that he, too, has received several positive comments regarding the clean-up. Mr. Davis noted that the site would be maintained, and he asked Police Chief Charles to monitor the area because there is a lot of alcohol consumption and littering there. Parks and Recreation Director Matthew Foster stated that he would tell Charity Sargood that the Selectmen said thank you. Mr. Foster reported that Ms. Sargood spent a lot of time cleaning up the Park and Ride. She worked three full days weed-whacking and picking up litter. Mr. Davis stated that she did an outstanding job.
- D) Joshua Bell questioned if anyone was addressing the beaver issue at the Walton's Mill Dam site. The beavers are building dams and stopping the water flow. Richard Davis stated that there is no funding to complete the project this year, and he believes they will sit tight and let the beavers do their thing until 2022. Scott Landry stated that legislation was passed that addresses nuisance beavers.
- E) Matthew Smith thanked Code Enforcement Officer Steve Kaiser for thirty-five years of dedicated service to the Town.

ITEM 14: To Hold an Executive Session pursuant to 1 MRS § 405.6.A to Discuss a General Personnel Matter

Joshua Bell moved to go into Executive Session at 8:17 p.m.; Michael Fogg seconded.

The Selectmen came out of Executive Session at 8:35 p.m.
No action was taken.

There being no further business to come before the Board, **Michael Fogg moved to adjourn at 8:35 p.m.; Joshua Bell seconded.**

VOTE AFFIRMATIVE 5 MOTION CARRIED

The meeting adjourned at 8:35 p.m.

Minutes respectfully submitted by Nancy L. Martin.

Michael J. Fogg – Secretary