



City of Concord

City Council

Meeting Agenda

Monday, May 10, 2021

7:00 PM

Zoom Meeting Link:

<https://us02web.zoom.us/j/81204172709>

Telephone Dial: US + 1 929 205 6099

Landline: 877 853 5257

Webinar ID#: 812 0417 2709

COVID-19 - Public Meeting Procedures Notice

Due to the COVID-19/Corona Virus crisis, and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, City Council is authorized to meet electronically. The City of Concord will be utilizing the Zoom platform for this electronic meeting.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04.

*All members of City Council have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting by following the link below, or dialing the number below and entering the ID number at the prompt. For those who want to provide public testimony in the Public Hearing portion of the meeting, and you are connected to the Zoom website, you may click on the Raise Hand icon in the Attendees Section of Zoom to make the request. When the time is appropriate, you will be recognized so you can provide your testimony. For those calling in who want to provide public testimony, dial *9 to alert the host that you wish to speak. The host will unmute you at the appropriate time during the public hearing portion of the meeting. All participants please keep your phones and computers on mute unless speaking.*

Website address: <https://us02web.zoom.us/j/81204172709>.

Telephone Dial: US: +1 929 205 6099. If dialing from a landline, you may call in toll-free at 877 853 5257. Webinar ID#: 812 0417 2709.

Members of the public can also email questions or other public testimony to concordcitycouncilmeeting@concordnh.gov.

Any member of the public can also call the City of Concord at 603-230-3718 or email: concordcitycouncilmeeting@concordnh.gov if they are unable to access the meeting and assistance connecting is needed.

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Roll Call.
5. Approval of the Meeting Minutes.

April 12, 2021 City Council Draft Meeting Minutes.

Attachments: [Minutes](#)

April 29, 2021 City Council Draft Meeting Minutes.

Attachments: [Minutes](#)

6. Agenda overview by the Mayor.

Consent Agenda Items

Items Tabled for June 7, 2021 Public Hearings

7. Resolution fixing and determining the amount of money to be appropriated by the City of Concord for the Fiscal Year 2022, ending June 30, 2022, for the General Fund, Special Revenue Funds, Enterprise Funds, Debt Service Funds and Diminimis Accounts. (To be submitted under separate cover.)
8. Resolution for the annual capital closeout and repurposing of capital project funds; together with a report from the Senior Accountant. (To be submitted under separate cover.)
9. Resolution authorizing and appropriating funds for Fiscal Year 2022, ending June 30, 2022, for Capital Projects and authorizing the issuance of bonds and notes for various Capital Projects more specifically identified in the budget document. (To be submitted under separate cover.)
10. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 1, Government Organization, Article 1-5, Fees, Fines and Penalties; Schedule I, Water

Rates, Water Rate Structure; together with report from the General Services Director. (To be submitted under separate cover.)

11. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 1, Government Organization, Article 1-5, Fees, Fines, and Penalties, Schedule I, Water Rates, Water/Wastewater Rate Increase; together with a report from the General Services Director. (To be submitted under separate cover.)
12. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 9, Water, Article 9-1, Waterworks; together with report from the General Services Director. (To be submitted under separate cover.)
13. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 9, Water, Article 9-3, Sewer Rentals; together with report from the General Services Director. (To be submitted under separate cover.)

Items Tabled for June 14, 2021 Public Hearings

14. Ordinance amending the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, Article 28-7, Access, Circulation, Parking and Loading; together with report from the Deputy City Manager for Development.
Attachments: [Ordinance](#)
[Report](#)
15. Ordinance amending the Code of Ordinances, Title III, Building and Housing Codes; Chapter 26, Building Regulations; Article 26-1-6.1, Sign Fees; together with report from the Deputy City Manager for Development.
Attachments: [Ordinance](#)
[Report](#)
16. Ordinance amending the Code of Ordinances, Title I, General Code, Chapter 1, Government Organization, Article 1-5-Fees, Fines and Penalties; Schedule I, Sign Fees; together with report from the Deputy City Manager for Development.
Attachments: [Ordinance](#)
[Report](#)
17. Resolution authorizing the City Manager to enter into Purchase and Sale Agreements with the Boston and Maine Corporation and Northern Railroad, each of which are subsidiaries of Pan Am Systems, Inc., concerning the acquisition of portions of the Boston and Maine Northern Main Line Railroad and Concord-Claremont Railroad for the purpose of facilitating the Merrimack River Greenway Trail (CIP #543), and the Concord-Lake Sunapee Rail Trail; together with report from the Director of Redevelopment, Downtown Services, and Special Projects.

Attachments: [Resolution](#)
[Report](#)
[PS #1 Concord-Claremont Line](#)
[PS #2 BM Northern Line](#)
[Map of BM Northern Main Line](#)
[Map of Concord-Claremont Line](#)
[Pan Am Connectivity Map - State City Properties](#)

18. Resolution appropriating the sum of \$700,000 for the acquisition of property and related costs from Boston and Maine Corporation and the Northern Railroad, each of which is a subsidiary of Pan Am Systems, Inc., to support the Merrimack River Greenway Trail Project (CIP #543) and the Concord-Lake Sunapee Rail Trail, authorizing the issuance of bonds and notes in the amount of \$600,000, and authorizing the transfer of \$100,000 from the Conservation Property Reserve; together with report from the Director of Redevelopment, Downtown Services, and Special Projects.

Attachments: [Resolution](#)
[Report](#)
[PS #1 Concord-Claremont Line](#)
[PS #2 BM Northern Line](#)
[Map of Concord-Claremont Line](#)
[Map of BM Northern Main Line](#)
[Pan Am Connectivity Map - State City Properties](#)

Consent Reports

19. Diminimus gifts and donations report from the Library Director requesting authorization to accept monetary gifts totaling \$205.99, as provided for under the pre-authorization granted by City Council.
Attachments: [Report](#)
20. Diminimus gifts and donations from Human Services Director requesting to accept monetary gift totaling \$28.56, as provided under the pre-authorization granted by City Council.
Attachments: [Report](#)
21. March 31, 2021 Fiscal Year to Date Financial Statements Report from Deputy City Manager Finance.
Attachments: [Report](#)
22. FY2021 Distinguished Budget Presentation Award from the Office of Management & Budget Director.

Attachments: [Report](#)
[FY21 Budget Award Certificate](#)

23. 2020-2021 Economic Development Performance Annual Report from the Deputy City Manager for Development and the Economic Development Director.

Attachments: [Report](#)

Consent Resolutions

24. Resolution authorizing the City Manager to submit an application to the New Hampshire Highway Safety Agency, as outlined in its current Grant Program, for grant funding of roadway safety initiatives and equipment; together with report from the Police Department.

Attachments: [Resolution](#)
[Report](#)

25. Resolution authorizing the City Manager, by way of the Police Department, to submit an application to the United States Department of Justice, Patrick Leahy, Bulletproof Vest Partnership Grant Program to receive funding for the purchase of ballistic vests; together with report from the Police Department.

Attachments: [Resolution](#)
[Report](#)

26. Resolution to direct the Tax Collector to execute a Tax Deed on certain properties with unredeemed 2015 Tax Liens in accordance with RSA 80:76III; together with report from the City Treasurer/Tax Collector.

Attachments: [Resolution](#)
[Report](#)
[2015 Tax Lien Unredeemed Properties](#)
[Manufactured Homes Tax Relief Options.docx](#)

Appointments

27. Mayor Bouley's proposed appointments to the Recreation & Parks Advisory Committee: Robert Avery, Andrew C. Doyle, Althea Barton, Chiara Dolcino, Stacey Brown, Nicholas Kotkowski, Marilyn Fraser and Mary Miller.

Attachments: [Appointment](#)

28. Mayor Bouley's proposed appointment to the Transportation Policy Advisory Committee: Councilor Zandra Rice Hawkins.

Attachments: [Appointment](#)

29. Mayor Bouley's proposed reappointments to the Everett Arena Advisory Committee: Dan Arndt, Gerry Blanchette, Chris Brown, Joe Farrelly, Michael Gfroerer, and Nicholas Wallner.

Attachments: [Appointments](#)

30. City Manager's Proposed Appointments to the Library Board of Trustees: Lisa Calgaard Sands, Charles O'Leary, and Michelle Marino

Attachments: [Appointments](#)

31. City Manager's Proposed Appointment to the Conservation Commission: Stefan Mattlage.

Attachments: [Appointment](#)

End of Consent Agenda

Public Hearings

- 32A. Ordinance amending the Code of Ordinances; Title II, Traffic Code, Chapter 17, Vehicles and Traffic, Article 17-4, Operation of Motor Vehicles, Section 17-4-1(a), Stop Required Before Entering a Through Street, Schedule V and Schedule Va, converting the intersection of Bog Road, Carter Hill Road, Horse Hill Road and River Road from a 2-way stop to a 4-way stop; together with report from the Transportation Engineer. (Public testimony received.)

Attachments: [Ordinance](#)[Report](#)[Map](#)[Public Testimony](#)

- 32B. Discretionary Preservation Easement renewal request, per RSA 79-D, for property located at 84 Stickney Hill Road owned by the Pierce Lorraine V Revocable Trust.

Attachments: [Report](#)[Discretionary Easement Application](#)[March 4, 2021 Heritage Commission Agenda](#)[Heritage Commission Evaluation](#)[Assessment Card and Sketch of Farm Buildings](#)[2011 List of Future Work](#)[Record of Maintenance](#)[Pictures of Improvements](#)[Photos](#)

- 32C. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 1, Government Organization, Article 1-5, Fees, Fines, and Penalties; together with non-ordinance fees and a report from the Deputy City Manager - Finance.

Attachments: [Ordinance](#)[Proposed Ordinance & Non-Ordinance Fee Changes](#)[Report](#)

- 32D. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 9, Water, Article 9-4 Water and Sewer Investment Fee, Section 9-4-4 Special Water Investment Fee Calculation and Section 9-4-5 Special Sewer Investment Fee Calculation; together with report from the Deputy City Manager for Development.
Attachments: [Ordinance](#)
[Report](#)
- 32E. Ordinance amending the Code of Ordinance, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-2, Zoning Districts and Allowable Uses; Section 28-2-3, The Zoning Map; together with report from the City Planner. (Revised ordinance, revised report and revised map submitted.)
Attachments: [Ordinance](#)
[Report](#)
[Map](#)
[Request](#)
[Revised Ordinance](#)
[Revised Report](#)
[Revised Map](#)
- 32F. Ordinance amending the Code of Ordinances, Title V, Administrative Code, Chapter 30, Administrative Code, Article 30-2, Municipal Departments; together with report from the Deputy City Manager for Development.
Attachments: [Ordinance](#)
[Report](#)
- 32G. Resolution appropriating the sum of \$360,000 for the purpose of supplementing the construction phase of the North Pembroke Road Bridge Replacement Project (CIP #478), and accepting \$288,000 in New Hampshire State Bridge Aid Program funds and \$65,520 in donations from the Town of Pembroke, NH as the local agency match, and appropriating \$6,480 for this project; together with report from the City Engineer.
Attachments: [Resolution](#)
[Report](#)
- 32H. Resolution appropriating the sum of \$13,000 for operations and maintenance of the Concord Municipal Airport and accepting the sum of \$13,000 in Coronavirus Response and Relief Supplemental Appropriation Act (CRRSA) funding as administered by the New Hampshire Department of Transportation Bureau of Aeronautics for this purpose; together with report from the Deputy City Manager Development.

Attachments: [Resolution](#)
[Report](#)

- 32I. Resolution authorizing the City Manager to enter into a Purchase and Sale Agreement with the John J. Flatley Company concerning the sale and redevelopment of City owned real estate located at #32-34 South Main Street and #33 South State Street known as the former New Hampshire Employment Security property; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects.

Attachments: [Resolution](#)
[Report](#)
[Purchase and Sales Agreement](#)
[Site Plan & Architectural Renderings](#)

- 32J. Resolution appropriating the sum of \$372,500 for hazardous building materials abatement at the former New Hampshire Employment Security property located 32-34 South Main Street (CIP #578), authorizing the City Manager to apply for and accept the sum of \$172,500 from the New Hampshire Department of Environmental Services Brownfields Program, and authorizing the use of \$200,000 in Economic Development Reserve funds for this purpose; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects.

Attachments: [Resolution](#)
[Report](#)
[NHDES Brownfields Grant Agreement](#)

Public Hearing Action

33. Ordinance amending the Code of Ordinances; Title II, Traffic Code, Chapter 17, Vehicles and Traffic, Article 17-4, Operation of Motor Vehicles, Section 17-4-1(a), Stop Required Before Entering a Through Street, Schedule V and Schedule Va, converting the intersection of Bog Road, Carter Hill Road, Horse Hill Road and River Road from a 2-way stop to a 4-way stop; together with report from the Transportation Engineer. (Public testimony received.)

Attachments: [Ordinance](#)
[Report](#)
[Map](#)
[Public Testimony](#)

34. Discretionary Preservation Easement renewal request, per RSA 79-D, for property located at 84 Stickney Hill Road owned by the Pierce Lorraine V Revocable Trust.

Attachments: [Report](#)
[Discretionary Easement Application](#)
[March 4, 2021 Heritage Commission Agenda](#)
[Heritage Commission Evaluation](#)
[Assessment Card and Sketch of Farm Buildings](#)
[2011 List of Future Work](#)
[Record of Maintenance](#)
[Pictures of Improvements](#)
[Photos](#)

35. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 1, Government Organization, Article 1-5, Fees, Fines, and Penalties; together with non-ordinance fees and a report from the Deputy City Manager - Finance.

Attachments: [Ordinance](#)
[Proposed Ordinance & Non-Ordinance Fee Changes](#)
[Report](#)

36. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 9, Water, Article 9-4 Water and Sewer Investment Fee, Section 9-4-4 Special Water Investment Fee Calculation and Section 9-4-5 Special Sewer Investment Fee Calculation; together with report from the Deputy City Manager for Development.

Attachments: [Ordinance](#)
[Report](#)

37. Ordinance amending the Code of Ordinance, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-2, Zoning Districts and Allowable Uses; Section 28-2-3, The Zoning Map; together with report from the City Planner. (Revised ordinance, revised report and revised map submitted.)

Attachments: [Ordinance](#)
[Report](#)
[Map](#)
[Request](#)
[Revised Ordinance](#)
[Revised Report](#)
[Revised Map](#)

38. Ordinance amending the Code of Ordinances, Title V, Administrative Code, Chapter 30, Administrative Code, Article 30-2, Municipal Departments; together with report from the Deputy City Manager for Development.

Attachments: [Ordinance](#)
[Report](#)

39. Resolution appropriating the sum of \$360,000 for the purpose of supplementing the construction phase of the North Pembroke Road Bridge Replacement Project (CIP #478), and accepting \$288,000 in New Hampshire State Bridge Aid Program funds and \$65,520 in donations from the Town of Pembroke, NH as the local agency match, and appropriating \$6,480 for this project; together with report from the City Engineer.

Attachments: [Resolution](#)
[Report](#)

40. Resolution appropriating the sum of \$13,000 for operations and maintenance of the Concord Municipal Airport and accepting the sum of \$13,000 in Coronavirus Response and Relief Supplemental Appropriation Act (CRRSA) funding as administered by the New Hampshire Department of Transportation Bureau of Aeronautics for this purpose; together with report from the Deputy City Manager Development.

Attachments: [Resolution](#)
[Report](#)

41. Resolution authorizing the City Manager to enter into a Purchase and Sale Agreement with the John J. Flatley Company concerning the sale and redevelopment of City owned real estate located at #32-34 South Main Street and #33 South State Street known as the former New Hampshire Employment Security property; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects.

Attachments: [Resolution](#)
[Report](#)
[Purchase and Sales Agreement](#)
[Site Plan & Architectural Renderings](#)

42. Resolution appropriating the sum of \$372,500 for hazardous building materials abatement at the former New Hampshire Employment Security property located 32-34 South Main Street (CIP #578), authorizing the City Manager to apply for and accept the sum of \$172,500 from the New Hampshire Department of Environmental Services Brownfields Program, and authorizing the use of \$200,000 in Economic Development Reserve funds for this purpose; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects.

Attachments: [Resolution](#)
[Report](#)
[NHDES Brownfields Grant Agreement](#)

Reports

New Business**Comments, Requests by Mavor, City Councilors****Comments, Requests by the City Manager****Adjournment****Information**

- Inf1 April 5, 2021 Concord Public Library Board of Trustee Meeting Minutes.
Attachments: [Minutes](#)
- Inf2 April 8, 2021 Golf Course Advisory Committee Draft Meeting Minutes.
Attachments: [Minutes](#)
- Inf3 April 12, 2021 Regional Utility Utilization Committee Meeting Minutes.
Attachments: [Minutes](#)
- Inf4 April 19, 2021 Fiscal Policy Advisory Committee Draft Meeting Minutes.
Attachments: [Minutes](#)
- Inf5 Merrimack County Annual Report for the year ending December 31, 2019.
Attachments: [Merrimack County Annual Report](#)
- Inf6 Communication from John Gaudet regarding the City's mask ordinance.
Attachments: [Communication](#)
- Inf7 Eversource Right-of-Way Tree Work Flyer.
Attachments: [Communication](#)
- Inf8 Communication from Lee Marden, on behalf of those at the Concord Business Center, thanking City Council for approving the new wearing course of pavement placed on Hall Street.
Attachments: [Communication](#)