



City of Concord

City Council

Meeting Minutes

Monday, December 11, 2023

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order.

Action: Mayor Bouley called the meeting to order at 7:00 PM.

2. Invocation.

3. Pledge of Allegiance.

4. Roll Call.

Present: 22 - Councilor Candace Bouchard, Mayor Jim Bouley, Councilor Stacey Brown, Councilor Stacey Brown, Mayor Byron Champlin, Councilor Byron Champlin, Councilor Nathan Fennessy, Councilor Nathan Fennessy, Councilor Amanda Grady Sexton, Councilor Fred Keach, Councilor Jennifer Kretovic, Councilor Jennifer Kretovic, Councilor Gail Matson, Councilor Paula McLaughlin, Councilor Paula McLaughlin, Councilor Karen McNamara, Councilor Karen McNamara, Councilor Keith Nyhan, Councilor Erle Pierce, Councilor Zandra Rice Hawkins, Councilor Brent Todd, and Councilor Brent Todd

Mayor Elect Champlin read the commendation from Governor Sununu which highlights the time and service Mayor Bouley provided to the City of Concord in his time as a City Councilor and Mayor.

5. Approval of the Meeting Minutes.

November 13, 2023 City Council Draft Meeting Minutes.

Action: Councilor Grady Sexton moved approval of the November 13, 2023 City Council Meeting Minutes. The motion was duly seconded and passed with no dissenting votes.

6. Agenda overview by the Mayor.

7. Resolution proclaiming December 2023 as Capital Region Food Program Month.

Mayor Bouley read Resolution Number 9592 which proclaims December 2023 as

Capital Region Food Program Month.

The Capital Region Food Program is an all volunteer, non-profit organization and is in its 50th consecutive year of providing food to the food insecure through its Holiday Project.

Capital Region Food Program Chair Elena Alois and Vice Chair Timothy Grotheer discussed the Holiday Project and thanked the City Council. They also noted that donations can be made online at www.capitalregionfoodprogram.org.

*****Consent Agenda Items*****

Action: Mayor Elect Champlin moved approval of the consent agenda. The motion was duly seconded and passed with no dissenting votes. Councilor Brown recused from agenda item number 27.

Referral to the Parking Committee

8. Communication from Safiya Wazir requesting consideration be made to creating parking passes for Social Workers who utilize public places, within the City of Concord, to do supervised visits while working closely with DHHS and DCYF.

Action: This communication was referred to the Parking Committee.

Items Tabled for January 8, 2024 Public Hearings

9. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-6 (a), Parking Prohibited at All Times in Designated Places, Schedule I, and Section 18-1-8, Parking Time is Limited in Designated Places, Schedule III; together with a report from the Assistant Director of Community Development.

Action: This ordinance was moved to set for a public hearing.

10. Resolution appropriating the sum of \$800,000 for the construction of a new playground at White Park (CIP #51), authorizing the issuance of bonds and notes in the sum of \$350,000, accepting the sum of \$400,000 in Land and Water Conservation Fund (LWCF) grant funds, and accepting the sum of \$50,000 in donations from the Friends of White Park for this purpose; together with a report from the Parks & Recreation Director. (Public testimony submitted.)

Action: This resolution was moved to set for a public hearing.

11. Resolution adopting an Anti-Displacement and Relocation Policy Statement and Procedures, in support of the City's Community Development Block Grant application to the New Hampshire Community Development Finance Authority to support Dakota Partners' development of workforce housing at 103 Old Loudon Road; together with a report from the Assistant Director of Community Development. (Supplemental report and grant withdrawal communication submitted.)

Action: This resolution was moved to set for a public hearing.

12. Resolution authorizing the City Manager to submit an application in an amount of up to \$500,000 and to accept and appropriate grant proceeds of up to \$500,000 of Community Development Block Grant funds to support Dakota Partners' development of workforce housing at 103 Old Loudon Road; together with a report from the Assistant Director of Community Development. (Supplemental report and grant withdrawal communication submitted.)

Action: This resolution was moved to set for a public hearing.

13. Resolution authorizing the City Manager to submit an application in an amount of up to \$500,000 and to accept and appropriate grant proceeds of up to \$500,000 of Community Development Block Grant funds to support improvements at Fellowship Housing Opportunities' Concord properties; together with a report from the Assistant Director of Community Development. (Supplemental report submitted.)

Action: This resolution was moved to set for a public hearing.

14. Resolution adopting an Anti-Displacement and Relocation Policy Statement and Procedures in support of the City's Community Development Block Grant application to the New Hampshire Community Development Finance Authority to support improvements at Fellowship Housing Opportunities' Concord properties; together with a report from the Assistant Director of Community Development. (Supplemental report submitted.)

Action: This resolution was moved to set for a public hearing.

15. Resolution appropriating the sum of \$2,584,300 as a transfer to reserves and authorizing the use of \$2,584,300 from Fiscal Year 2023 General Fund Assigned Fund Balance for this purpose and establish a Human Resources Reserve; together with a surplus report from the Deputy City Manager - Finance.

Action: This resolution was moved to set for a public hearing.

16. Resolution appropriating the sum of \$27,500 for the replacement of Human Services software (CIP #302) and authorizing the use of \$27,500 in Equipment Reserve funds for this purpose.

Action: This resolution was moved to set for a public hearing.

17. Resolution appropriating the sum of \$126,800 in the General Fund for furniture, wellness, equipment, and training; and authorizing the use of \$126,800 in Reserve Funds for these purposes.

Action: This resolution was moved to set for a public hearing.

18. Resolution rescinding the sum of \$196,936.62 in donations for the White Park Multipurpose Recreation Building (CIP #51) and authorizing the use of \$196,936.62 in Recreation Reserve funds for this purpose.

Action: This resolution was moved to set for a public hearing.

19. Resolution appropriating the sum of \$247,549.64 as a transfer to the Highway Reserve and accepting the sum of \$247,549.64 as a special one-time payment from the New Hampshire Department of Transportation for this purpose; together with a report from the Deputy City Manager-Finance.

Action: This resolution was moved to set for a public hearing.

20. Resolution appropriating the sum of \$23,020 in the Granite United Way grant project for expenses incurred by the Police Department for Adverse Childhood Experience Response Team (ACERT) program activities and accepting the sum of \$23,020 from the Granite United Way for this purpose; together with a report from the Deputy Chief of Police.

Action: This resolution was moved to set for a public hearing.

21. Resolution appropriating the sum of \$13,537.50 in the Police Department Ballistic Vest Replacement Program project (CIP #370) for the purchase of ballistic vests and accepting the sum of \$13,537.50 in unmatched United States Department of Justice Patrick Leahy Bulletproof Vest Partnership Grant program funds for this purpose; together with a report from the Deputy Chief of Police.

Action: This resolution was moved to set for a public hearing.

22. Resolution authorizing the City Manager to apply for a New Hampshire Council on the Arts grant in the sum of \$18,000, appropriating the sum of \$18,000 in the Pocket Parks project (CIP #528) for improvements of the clock tower on Eastman Street, and accepting the sum of \$18,000 from the New Hampshire Council on the Arts for this purpose; together with a report from the Parks and Recreation Director.

Action: This resolution was moved to set for a public hearing.

From the City Manager

23. Positive Citizen Comments.

Action: Positive comments were received and filed.

Consent Reports

24. Diminimus gifts and donations report from the Beaver Meadow Golf Course Director of Operations requesting authorization to accept monetary gifts totaling \$725 as provided under the pre-authorization granted by City Council.

Action: This consent report was approved.

25. Diminimus gifts and donations report from the Library Director requesting authorization to accept monetary gifts totaling \$1,420.39, as provided under the pre-authorization granted by City Council.

Action: This consent report was approved.

26. Diminimus gifts and donations report from the Assistant City Planner requesting authorization to accept monetary gifts totaling \$100 as provided under the pre-authorization granted by City Council.

Action: This consent report was approved.

27. Recommendation through the City Manager to authorize the Police Department to increase the special duty rate for private police services in order to keep up with inflation and other rising costs related to providing private police services.

Action: This consent report was approved. Councilor Brown recused.

28. Report from the Beaver Meadow Golf Course Director of Operations requesting approval to accept two hand carved Beaver Meadow Golf Course signs.

Action: This consent report was approved.

29. Hall Street Wastewater Plant sludge lime stabilization equipment decommission and removal report from the General Services Director.

Action: This consent report was approved.

30. Report from the Transportation Engineer, on behalf of the Traffic Operations Committee, in response to a referral from City Council regarding a communication from Councilor Brown, on behalf of Stickney Hill Road residents, expressing concern about the speeds vehicles are traveling on the newly repaired road to and from the ramp for I-89.

Action: This consent report was approved.

31. Report from the Transportation Engineer, on behalf of the Traffic Operations Committee and the Transportation Policy Advisory Committee, in response to a referral from City Council regarding communication from Carol Brooks, 11 Auburn Street, expressing concerns with traffic approach and sightline issues on Auburn and Liberty Streets in Concord.

Action: This consent report was approved.

Consent Resolutions

32. Resolution authorizing the City Manager to apply for and accept up to \$45,000 from the NH Department of Environmental Services for Household Hazardous Waste Collection and Special Project grants; together with a report from the General Services Director.

Action: This consent resolution was approved.

33. Resolution authorizing the City Manager or his designee to apply for grant funding in the amount of \$259,062 through the 2024 New Hampshire Department of Safety, State Homeland Security Competitive Grant Program, for the purpose of purchasing a modular vehicle barrier system for the protection of crowds at public gatherings in closed roadways; together with a report from the Fire Chief.

Action: This consent resolution was approved.

Appointments

34. City Manager's Proposed Appointment to the Zoning Board of Adjustment: Mark Davie.

Action: This appointment was approved.

End of Consent Agenda

Public Hearings

- 35A. Resolution appropriating the sum of \$68,000 for a Source Development Charge Study and accepting the sum of \$68,000 in Drinking Water and Groundwater Trust Fund Grant funds for this purpose; together with a report from the General Services Director.

Action: City Manager Aspell provided a brief overview of this item in which the City was awarded funds to complete a study for water sales beyond Concord's borders. This study will establish fees, for water users outside Concord's boundaries who may receive water service, to pay for their portion of Source Capacity from Concord. Source Capacity includes developing an additional water source and the necessary treatment facilities to develop it.

Mayor Bouley opened the public hearing.

Roy Schweiker discussed work being done in Concord Heights.

There being no further public testimony, Mayor Bouley declared the public hearing closed.

- 35B. Resolution appropriating the sum of \$24,657 for law enforcement related programs and accepting the sum of \$24,657 in unmatched grant funds from the United States Department of Justice, Edward Byrne Memorial Justice Assistance Grant program, for this purpose; together with a report from the Deputy Chief of Police.

Action: City Manager Aspell provided a brief overview of this grant which will allow for the Concord Police Department to update older technologies, purchase new equipment, and offset costs associated with providing training in specialized areas. A match is not required for this grant; however, the City will have to enter into a Memorandum of Understanding with the County of Merrimack on programming and the allotment of the funds. Under this agreement the Police Department will receive \$19,657 for technological upgrades, equipment purchases, and training, while the County of Merrimack will receive \$5,000.

Mayor Bouley opened the public hearing. There being no public testimony, Mayor Bouley declared the hearing closed.

- 35C. Resolution appropriating the sum of \$20,200 to assist the Library's mission in providing a variety of equitable services to patrons at the Concord Public Library and accepting the sum of \$20,200 in grant funds from the Concord Public Library Foundation for this purpose; together with a report from the Library Director.

Action: City Manager Aspell provided a brief overview of this grant awarded by the Concord Public Library Foundation to the Concord Public Library for calendar year 2024. This grant will cover items such as the purchase of multicultural artwork, museum passes, a new large format scanner for preservation, giveaways at community events, and more.

Mayor Bouley opened the public hearing. There being no public testimony, Mayor Bouley declared the hearing closed.

- 35D. Resolution authorizing the City Manager to enter into a Purchase and Sales Agreement with the Duprey Company, or related entity, to acquire real estate located at 4 Bouton Street and 124 North State Street for the Police Headquarters Project (CIP #643), appropriating the sum of \$4,090,000 for the acquisition and purchase of real estate located at 4 Bouton Street and 124 North State Street (CIP #643), and authorizing the issuance of bonds and notes in the sum of \$4,090,000 for this purpose; together with a report from the Deputy City Manager - Development.

Action: Deputy City Manager - Development Matt Walsh provided background information and an overview of this item. Currently, the Concord Group Mutual Insurance Company (the Concord Group) owns real estate located at 4 Bouton and 124 North State Streets totaling 2.16 acres with an assessed value of \$3,346,000.

The Concord Group relocated and as part of negotiations to terminate their lease agreement of another property with the Duprey Company, the Concord Group offered the premises to the Duprey Company for the sum of \$3.5 million. The Duprey Company entered into a Purchase and Sales Agreement with the Concord Group to acquire the premises for the said amount, and the closing will occur around the end of December 2023. The Duprey Company contacted City Administration to inquire whether the City might have interest in the property for a potential new Police Headquarters.

In 2021, the City completed a facility needs assessment and space planning study of the Concord Police Headquarters which identified a variety of deficiencies with the existing facility. Some of the deficiencies impede the Police Department's ability to become nationally accredited. In 2021, the estimated cost to renovate and expand the current facility was \$10.5 million which would take over three years to complete while the facility remained in operation. Renovation and expansion of the current location is not preferred. Therefore, the City Council appropriated the sum of \$75,000 in the FY2023 Budget in Capital Improvement Program Project #643 to complete a site selection study for a new Police Headquarters.

The site at 4 Bouton and 124 North State Streets is attractive for a new Police Headquarters due to its size and location. More in depth features are described in the report which is on file in the City Clerk's Office and available as a digital file attachment in the meeting agenda on the City of Concord's website. See agenda item number 35D on the December 11, 2023 City Council agenda.

The requested sum of \$4,090,000 includes the price of \$3.5 million plus Duprey Company's carrying costs (estimated at \$451,000) which include items such as bank fees and utilities. It also includes acquisition costs. If approved, the City's closing date for this site would be no later than June 12, 2024. Closing is subject to the City completing due diligence for the site with results acceptable to the City in its sole discretion. City staff will return to Council with results of the due diligence prior to the closing.

Mayor Bouley opened the public hearing.

Tracy Nabstedt, a Ward Five resident, discussed solar panel equipment and the cost of City projects.

Steve Duprey, of the Duprey Company, discussed his history with the Concord Group, the cost of the property, and the lack of any profit he will make from the City's acquisition.

Roy Schweiker declared his opinion that amending the capital budget should require a vote of three quarters of the Council rather than two thirds. Mr. Schweiker also discussed the location, his preference that the property be developed commercially, and the lack of features within the property desired by the Police Department.

Ron Rayner, a Ward Five resident, asked Council to defer their vote until the receipt of the results of an environmental assessment.

Fallon Andrews, a Concord business owner, discussed feelings of fear of the police.

Fisto Ndayishimye discussed his experience regarding police and suggested gathering information from other communities.

There being no further public testimony, Mayor Bouley declared the hearing closed.

- 35E. Resolution establishing a Technology Infrastructure and Equipment Capital Reserve (Technology reserve), appropriating the sum of \$112,521.25 as a transfer to the Technology Reserve, and accepting the sum of \$112,521.25 from Breezeline for this purpose; together with a report from the Deputy City Manager - Finance.

Action: City Manager Aspell provided a brief overview of this item. In December 2021, the City entered into a Cable TV Franchise Agreement with Atlantic Broadband now known as Breezeline. Part of the agreement requires Breezeline to pay the City a total of \$525,000 over the course of ten years in annual installments of \$52,500.

In September 2023, the City received payment for amounts originally due in June 2022 and July 2023 plus interest. The total amount received was \$112,521.25. Establishing a reserve account for these funds and future payments will allow the City to plan for improvements to the capital infrastructure for cabling, equipment, and other projects that maintain City technical services and PEG access channels.

Mayor Bouley opened the public hearing. There being no public testimony, Mayor Bouley declared the hearing closed.

- 35F. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 35, Classification and Compensation Plan, Schedule D of Article 35-2, Class Specification Index, Senior Assistant City Prosecutor; together with a report from the City Solicitor.

Action: City Manager Aspell provided a brief overview of this item. The Legal Department requests the creation of a new position entitled Senior Assistant City Prosecutor.

This position would maintain all of the responsibilities associated with an Assistant City Prosecutor and take on certain supervisory responsibilities and other administrative functions as assigned by the City Prosecutor. This position would also supervise the office if the City Prosecutor is unavailable or out of the office for an extended period. The creation and filling of this position would reduce the number of full-time Assistant City Prosecutors from three to two.

Mayor Bouley opened the public hearing. There being no public testimony, Mayor Bouley declared the hearing closed.

- 35G. Resolution appropriating the sum of \$385,000 for General Services Department retention payments and authorizing the use of \$385,000 in unassigned fund balance for this purpose; together with a report from the General Services Director.

Action: City Manager Aspell provided a brief overview of this item in which General Services has experienced a critical reduction of staffing levels, in addition to the typical attrition caused by retirements, due to employee resignations. General Services has eleven vacant full-time positions and seven part-time positions related to snow removal operations. General Services recommends a winter \$300 stipend paid weekly to City full-time staff available and related to winter operations for City streets, sidewalks, and airport. Generally, these stipends will be provided to staff with commercial driver's licenses addressing winter operations. Further, General Services recommends a winter weekly stipend of \$150 for staff supporting the performance of winter operations. The total cost of the stipends is \$385,000.

Mayor Bouley opened the public hearing.

Roy Schweiker asked Council to consider the funding source for the stipends.

There being no further public testimony, Mayor Bouley declared the hearing closed.

- 35H. Resolution appropriating the sum of \$10,308,000 in the Beaver Meadow Golf Course Club House & Buildings Project (CIP #107) for the construction of a new facility and related improvements, and authorizing the issuance of bonds and notes in the sum of \$10,308,000 for this purpose; together with a report from the Deputy City Manager - Finance. (Presentation and proforma submitted.) (Public testimony received.) (Revised presentation submitted.) (Additional public testimony received.)

Action: Deputy City Manager - Finance Brian LeBrun introduced Beaver Meadow Golf Course Director of Operations Phil Davis as well as H.L. Turner Group Senior Vice President of Architecture Doug Proctor and Milestone Construction Principal Project Manager Brian Gehris.

Mr. Proctor presented the potential design aspects of the new Beaver Meadow Golf Course Clubhouse project. The presentation highlighted the potential for a single story building with an increase in building size to 15,000sqft with the inclusion of 6,000sqft of roof mounted solar panels, an increase in parking from 96 spaces to 220 spaces, and the inclusion of golf simulator bays, event spaces, a patio, kitchen, and classroom.

Deputy City Manager - Finance LeBrun reviewed the goals considered by the Ad-Hoc Beaver Meadow Golf Course Building Committee which included use as a year-round facility; use for golfing, skiing, snowshoeing, elections, and special events; inclusiveness; long term use for 50 - 75 years; being as "green" as possible; and more. Deputy City Manager - Finance LeBrun provided an overview of the value to the City as well as the number of events held annually at Beaver Meadow Golf Course. Deputy City Manager - Finance LeBrun provided a breakdown of the \$10,308,000 project cost, debt service, amount of interest accrued on the bond, and impact to taxpayers. Additionally reviewed were the timing and impact of construction to operations, changes to operational revenues once complete, and changes to operational expenses once complete.

More detail on this breakdown, and the presentation itself, is on file in the City Clerk's Office and is also available as a digital file attachment in the meeting agenda on the City of Concord's website. See agenda item number 35H on the December 11, 2023 City Council agenda.

General discussion followed regarding the timing of the Request for Proposals (RFP) and the Ad-Hoc Beaver Meadow Golf Course Building Committee's recommendations.

Discussion ensued regarding the committee's recommendation to replace rather than rebuild the clubhouse. Deputy City Manager - Finance LeBrun provided a historical background on the creation of the committee and the amount of work needed in and around the clubhouse which prompted the creation of said committee.

Deputy City Manager - Finance LeBrun provided a brief overview of the Golf Fund which is one of the City's special revenue funds. Previously, the Golf Fund did not support itself which necessitated a special revenue fund rather than an enterprise fund. Enterprise funds' operations are fully supported by user fees. However, Deputy City Manager - Finance LeBrun expressed that the golf course has been profitable for the last several years and is also able to set monies aside. Operations of the Golf Fund are funded by player fees and other revenues generated at the course.

General discussion followed regarding whether the current clubhouse is compliant with the Americans with Disabilities Act and if the 2021 estimate for clubhouse repairs is still accurate given the increase in the cost of goods that has occurred since 2021.

General discussion followed regarding the data of Beaver Meadow Golf Course customers and players as well as the number of rounds played annually.

Mayor Bouley thanked the public for their participation. Mayor Bouley explained that he will be asking Council to recess the public hearing to the call of the chair which will be Mayor Elect Champlin, currently Councilor Champlin. This will allow another opportunity for members of the public who did not have an opportunity to voice their opinion. The recess will also allow the Ad-Hoc Beaver Meadow Golf Course Building Committee to again review and further discuss the proposal after hearing public testimony.

Mayor Bouley opened the public hearing.

Tom Croteau, a member of the Ad-Hoc Beaver Meadow Golf Course Building Committee, reviewed the considerations of the committee and the desire to see a new clubhouse's use by non-golfers.

Robert Maccini, a Ward Five resident, discussed the private donations and fundraising used to help build a new skate house at White Park. He noted the large public body asking for continued discussions and the exploration of options regarding the clubhouse.

Donald Jewell shared his desire to see a variety of catering options. He also discussed the potential project's increase on property taxes and its effect on homeowners.

Sam Evans-Brown, of SkiTheBeav, discussed the community ski area at the golf course and the history of skiing at this facility. He expressed that a new clubhouse would help improve the group's skiing facilities and expressed the willingness of SkiTheBeav to fundraise. Mr. Evans-Brown also discussed the potential impacts if the City were to stop supporting the course or if it were to ever be sold and privatized.

Jessica Wheeler Russell, a Ward Two resident, asked Council to suspend the proposal to allow City staff to explore other avenues for cost reduction and to hold more community listening sessions.

Doug Magee, a Ward Five resident, discussed the architectural plans and his preference to see funding improve athletic fields rather than build a clubhouse.

Jessica Livingston, a Concord resident, voiced her concerns about funding for the golf course and also discussed fundraising. She also expressed her opinion that the proposal is not fitting for a community center.

Roger Jobin, a Ward Four resident, is a long time user of Beaver Meadow Golf Course. He discussed the anticipated annual revenue and expressed his opinion that if the course is run like a business then the facility should be upgraded.

Lisa Bowdoin, a Ward Four resident, shared statistics about golf and discussed equity. Ms. Bowdoin also discussed the financial impact for homeowners of an increased tax rate. Ms. Bowdoin expressed her support to renovate but not at the proposed expense.

Charles Russell, a Concord resident, discussed the H.L. Turner proposal, the date of the proposal and the additionally provided information from H.L. Turner, and the release of the cost to the public. Mr. Russell questioned the creation of the ad-hoc committee, the timing of the release of the cost, and his opinion regarding the timing of the release of the cost of the proposal until after the municipal election.

Jim Cilley, a Belmont resident, is a former Concord resident and former Beaver Meadow Golf Course member. Mr. Cilley discussed his positive experience as an adolescent at the course and the number of young golfers who travel to the course from other communities. Mr. Cilley advocated for the acceptance of the proposal and the building of a new clubhouse.

Margaret Fletcher, a Ward Seven resident, discussed the potential carbon footprint and its relation to equity.

Fisto Ndayishimye, a Ward One resident, declared his opinion that the project be paused so that City staff and new Council members have adequate time to consider alternative options. Mr. Ndayishimye discussed his concerns with accessibility and cost. He also expressed his opinion that the proposal is not fitting for a community center.

Andy Lane, a Ward Three resident, discussed the noise of events and declared his opinion that the restaurant and event space will take business away from Concord businesses. Mr. Lane also discussed the width of Beaver Meadow Drive.

Devin Rodrique, a Ward One resident, declared his opinion that there are more pressing issues regarding public safety and the building of a clubhouse does not benefit public safety.

Allan Herschlag discussed the history of grooming for winter activities, bonds, and the amount of time the public has had to review the proposal. Mr. Herschlag declared his opinion that the hearing be recessed as described earlier by Mayor Bouley and sent back to committee for further review and public input.

Steve Winnett, a Ward Five resident, asked that the Council's vote on the proposal be recessed until the start of the new Council term. Mr. Winnett asked if a municipal course should be competing with private courses and declared his opinion that the course's potential restaurant and event space would compete against other businesses.

Lindsay Hagberg, a Ward Two resident, discussed her family's financial situation and the impact that this proposal would have on her household given the increase in the tax rate if the proposal is approved.

Alex Streeter, a Ward Seven resident, discussed the price per square foot of construction as well as the size of the proposed parking area. Mr. Street expressed his opinion that tonight's vote be recessed and the vote be held later after more information is gathered.

Teri Gladstone, a Ward Nine resident, compared the proposal to a household budget, discussed fundraising, and expressed concern for other pressing issues in the City. Ms. Gladstone discussed the municipal election.

Joel Eaton, a Ward Four resident, discussed concerns about funding for human services if this proposal is approved. Mr. Eaton expressed his desire to see the human impact kept a priority. He also expressed his opinion for more public input.

Eric Gallagher, a Ward Six resident, discussed accessibility and concerns about traveling to the golf course. Mr. Gallagher also discussed the monoculture of the golf course's largely grassy area and its impact to pollinators. He also expressed his opinion that the land could have better uses than a golf course and discussed potential uses of the space. Mr. Gallagher also expressed that the cost of the proposal is a non-issue but that the spending of these funds on golf is problematic.

Scott Walker declared that he is not opposed to improving Beaver Meadow but noted that the course itself is in good condition which is what draws golfers. Mr. Walker discussed the size and cost of the proposal and noted that it can be scaled back. He asked if a market study was completed and if an Event Manager was included in the proposal to promote and manage the event space as this would have an added expense. Additionally, Mr. Walker discussed the tax rate which is passed onto tenants by landlords and takes away from affordable housing.

Bob Tetreault, a Ward One resident, declared his opinion that the Council lacks transparency. Mr. Tetreault also discussed his support for upgrading the clubhouse but his opposition of the proposal's cost. He discussed scaling back the proposal and including fundraising. Mr. Tetreault noted that he did not see any winter activity revenue on the proposal. He also discussed access fees.

Jennifer Chase, a Ward Two resident, declared her opinion that the project has an image issue and either a community center should be embraced or the profitability of the golf course should be a focus.

Roy Schweiker stated his opinion that a vote of three quarters should be required for changes to the capital budget. Mr. Schweiker also noted that the committee is largely comprised of former school board members and asked for the committee to include more people. He also noted the amount of favorable letters to the editor from residents of Bow written in the newspaper and suggested working with the Town of Bow to provide a resident rate if the Town contributes to the project. Mr. Schweiker discussed community center space availability at other facilities and also discussed golf simulators.

Councilor Kretovic moved approval to suspend the rules and extend the meeting.

The motion was duly seconded and passed with one dissenting vote.

Maria Petagna, a Ward Five resident, read a statement on behalf of Charm Emiko. Ms. Emiko's statement discussed the cost of the project and declared her opinion that the taxpayer funded proposal will only benefit a small portion of people. Her statement also discussed her desire to instead see taxpayer dollars used for equitable services. Lastly, Ms. Emiko urged Council to instead consider fundraising for the project.

Melissa Hinebauch, a Ward Five resident, discussed diversity and fiscal responsibility. Ms. Hinebauch asked the Council to recess the hearing until 2024.

Mayor Pro Tem Bouchard moved to recess the hearing to the call of the Chair and to send the item back to committee. The motion was duly seconded and passed with no dissenting votes.

Public Hearing Action

36. Resolution appropriating the sum of \$68,000 for a Source Development Charge Study and accepting the sum of \$68,000 in Drinking Water and Groundwater Trust Fund Grant funds for this purpose; together with a report from the General Services Director.

Action: Councilor Nyhan moved approval. The motion was duly seconded and passed with no dissenting votes.

37. Resolution appropriating the sum of \$24,657 for law enforcement related programs and accepting the sum of \$24,657 in unmatched grant funds from the United States Department of Justice, Edward Byrne Memorial Justice Assistance Grant program, for this purpose; together with a report from the Deputy Chief of Police.

Action: Councilor Kretovic moved approval. The motion was duly seconded and passed with no dissenting votes. Councilor Brown recused.

38. Resolution appropriating the sum of \$20,200 to assist the Library's mission in providing a variety of equitable services to patrons at the Concord Public Library and accepting the sum of \$20,200 in grant funds from the Concord Public Library Foundation for this purpose; together with a report from the Library Director.

Action: Councilor Matson moved approval. The motion was duly seconded and passed with no dissenting votes. Councilor Brown recused.

39. Resolution authorizing the City Manager to enter into a Purchase and Sales Agreement with the Duprey Company, or related entity, to acquire real estate located at 4 Bouton Street and 124 North State Street for the Police Headquarters Project (CIP #643), appropriating the sum of \$4,090,000 for the acquisition and purchase of real estate located at 4 Bouton Street and 124 North State Street (CIP #643), and authorizing the issuance of bonds and notes in the sum of \$4,090,000 for this purpose; together with a report from the Deputy City Manager - Development.

Action: Councilor Nyhan moved approval. The motion was duly seconded. Councilor Brown recused. Mayor Bouley called for a roll call vote.

General discussion followed regarding a period of due diligence to further explore the viability of the property for the Concord Police Department headquarters. Shall the building not be an appropriate site, there will be an opportunity to exit the agreement prior to closing.

The motion passed on a roll call vote.

Yes: 15 - Councilor Bouchard, Mayor Bouley, Mayor Champlin, Councilor Champlin, Councilor Fennessy, Councilor Grady Sexton, Councilor Keach, Councilor Kretovic, Councilor Matson, Councilor McLaughlin, Councilor McNamara, Councilor Nyhan, Councilor Pierce, Councilor Rice Hawkins, and Councilor Todd

Recused: 1 - Councilor Brown

40. Resolution establishing a Technology Infrastructure and Equipment Capital Reserve (Technology reserve), appropriating the sum of \$112,521.25 as a transfer to the Technology Reserve, and accepting the sum of \$112,521.25 from Breezeline for this purpose; together with a report from the Deputy City Manager - Finance.

Action: Councilor Grady Secton moved approval. The motion was duly seconded and passed with no dissenting votes.

41. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 35, Classification and Compensation Plan, Schedule D of Article 35-2, Class Specification Index, Senior Assistant City Prosecutor; together with a report from the City Solicitor.

Action: Councilor Nyhan moved approval. The motion was duly seconded and passed with no dissenting votes.

42. Resolution appropriating the sum of \$385,000 for General Services Department retention payments and authorizing the use of \$385,000 in unassigned fund balance for this purpose; together with a report from the General Services Director.

Action: Councilor Nyhan moved approval. The motion was duly seconded and passed with no dissenting votes.

43. Resolution appropriating the sum of \$10,308,000 in the Beaver Meadow Golf Course Club House & Buildings Project (CIP #107) for the construction of a new facility and related improvements, and authorizing the issuance of bonds and notes in the sum of \$10,308,000 for this purpose; together with a report from the Deputy City Manager - Finance. (Presentation and proforma submitted.) (Public testimony received.) (Revised presentation submitted.) (Additional public testimony received.)

Action: This item was recessed after hearing public testimony. See agenda item number 35H.

Reports

New Business

Unfinished Business

44. Resolution authorizing the City Manager to enter into a License Agreement with Brady Sullivan, or related entity, for private use of City property located on Storrs Street for improvements associated with redevelopment of 11 Stickney Avenue; together with a report from the Deputy City Manager - Development. (Supplemental report and draft agreement submitted.)

Comments, Requests by Mayor, City Councilors

Councilor Todd wished everyone Happy Holidays and thanked his fellow Councilors and Mayor Bouley for their work.

Councilor Pierce noted that it has been a pleasure to serve with the Councilors and Mayor Bouley.

Councilor Brown thanked the Council and discussed how learning from her fellow Councilors has made her a better person and Councilor.

Councilor Fennessy thanked the public for their participation at this meeting and welcomed the incoming Councilors in the audience. Councilor Fennessy also

thanked the departing members of the Council including Mayor Bouley and Councilor Nyhan.

Councilor Grady Sexton thanked the outgoing Councilors, Mayor Bouley, and their families.

Councilor Keach discussed how he will miss the collaborative way the outgoing Councilors worked together and added his hopes that the incoming Councilors will think broadly about Concord.

Councilor Champlin thanked everyone for testifying and thanked Mayor Bouley for his mentorship and the impact of his work.

Councilor McGlaughlin thanked the outgoing Councilors, Mayor Bouley, and welcomed the incoming Councilors.

Councilor Nyhan thanked the residents and his family.

Councilor Matson thanked Ward Eight, her family, and the Council.

Councilor Bouchard thanked her family, voters, and Mayor Bouley.

Councilor Rice Hawkins thanked Council and the Fire Chief for testing and approval of a vehicle barrier system for crowd control per consent resolution number 9600, agenda item number 33. She also thanked her family as well as Councilor Todd for his support and mentorship.

Mayor Bouley awarded City Manager Aspell with his 25 year milestone with the City of Concord.

Mayor Bouley expressed his gratitude to all the Councilors he served alongside. He thanked the public, encouraged the new Council to work collaboratively, and welcomed the new Councilors. Mayor Bouley addressed Councilor Champlin as Mayor Elect. Additionally, Mayor Bouley thanked the municipal staff for their hard work and service to residents. Mayor Bouley thanked City Manager Aspell for his dedication, leadership, strategic vision, kindness, and friendship. He thanked his family for their support and sacrifice.

Comments, Requests by the City Manager**Adjournment**

Action: At 11:30 PM, there being no additional Council business, Councilor Nyhan moved approval to adjourn. The motion was duly seconded and passed with no dissenting votes.

Information

Inf1 November 9, 2023 Golf Course Advisory Committee Draft Meeting Minutes.

Action: This Information item was received and filed.

Inf2 November 15, 2023 Ad-Hoc Beaver Meadow Golf Course Building Committee Draft Meeting Minutes.

Action: This Information item was received and filed.

Inf3 November 6, 2023 Concord Public Library Board of Trustee Meeting Minutes.

Action: This Information item was received and filed.

Inf4 District Two Executive Council Report from Executive Councilor Cinde Warmington.

Action: This Information item was received and filed.

Inf5 Communication from Comcast regarding Xfinity Price Changes.

Action: This Information item was received and filed.

Inf6 Merrimack County 2024 Proposed Budget.

Action: This Information item was received and filed.

A true copy: I attest:

*Elisabeth Harrington
Deputy City Clerk*