



# City of Concord

## City Council

### Meeting Agenda

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Monday, July 9, 2018

7:00 PM

City Council Chambers  
37 Green Street  
Concord, NH 03301

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*Non-public session in accordance with RSA 91-A: 2, I (a) to discuss negotiations with respect to collective bargaining to be held at 6:15 p.m.*

1. Call to Order.
2. Invocation by Reverend Celeste Hemingson, Grace Episcopal Church.
3. Pledge of Allegiance.
4. Roll Call.
5. Approval of the Meeting Minutes.

June 11, 2018 City Council Meeting Minutes.

**Attachments:** [Minutes](#)

June 14, 2018 City Council Meeting Minutes.

**Attachments:** [Minutes](#)

June 14, 2018 Finance Committee Meeting Minutes.

**Attachments:** [Minutes](#)

6. Presentation by the Steering Committee to End Homelessness.

**Attachments:** [Memorandum](#)

[Strategic Plan Refresh](#)

[Members of Steering Committee](#)

7. Agenda overview by the Mayor.

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

***Note: items listed as pulled from the consent agenda will be discussed at the end of the meeting.***

#### **Referral to the Ad-Hoc Parking Committee**

8. Communication from Teresa Bryant, Granite Case Management, requesting City Council consider changes to current parking restrictions near the Pitman Building in Concord.

**Attachments:** [Communication](#)

**Referral to the Transportation Policy Advisory Committee**

9. Petition requesting a reduction in speed limit on Rockingham Street in Concord to 25 mph together with appropriate noticeable and distinctive speed limit signage.

**Attachments:** [Rockingham Street Petition](#)

**Referral to the Traffic Operations Committee**

10. Communication from third graders, in Mrs. Larochelle's class, at Christa McAuliffe School requesting consideration be given to the installation of flashing lights and speed limit signs on both ends of Rumford Street as well as the painting of sidewalks on Rumford and North Spring Streets in Concord.

**Attachments:** [Communication](#)

**Items Tabled for August 13, 2018 Public Hearings**

11. Resolution authorizing and appropriating the sum of up to \$340,000 from the Conservation Trust Fund for the acquisition of open space property located on Hot Hole Pond Road; together with report from the Assistant City Planner, on behalf of the Conservation Commission.

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

[Report](#)

[Plans](#)

[Letter](#)

12. Resolution authorizing and appropriating the sum of up to \$13,400 from the Conservation Trust Fund for the acquisition of open space property located off of Fisk Road; together with report from the Assistant City Planner on behalf of the Conservation Commission.

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

[Report](#)

[Plan](#)

13. Resolution accepting and appropriating the sum of \$180,000 in unmatched grant funds from the State of New Hampshire Homeland Security Grant Program, funds designated for the purpose of purchasing an Incident Command Vehicle; together with report from the Police Department.

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

[Resolution](#)

14. Resolution accepting and appropriating the sum of \$65,000 in grant funding from the New Hampshire Department of Safety Law Enforcement Opioid Abuse Reduction Initiative, funds designated for conducting illegal drug related investigations; together with report from the Police Department.

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

15. Resolution authorizing the acceptance of a grant from Unifit in the amount of up to \$22,300 and appropriating the sum of up to \$22,300 for the installation of LED lighting at the Combined Operations and Maintenance Facility as part of the 2018 LED Lighting subproject (CIP #323)

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

16. Ordinance amending the Code of Ordinances, Title II, Traffic Code; Chapter 18, Parking; Article 18-1, Stopping, Standing, and Parking; Section 18-1-6, Parking Prohibited at All Times, Schedule I; Section 18-1-8, Parking Time is Limited in Designated Spaces, Schedule III; Warren Street; together with a report from the Traffic Engineer.

**Attachments:** [Ordinance](#)  
[Report](#)  
[Map](#)  
[Attachment](#)

17. Ordinance amending the Code of Ordinances, Title I, General Code; Chapter 5, Public Works; Article 5-1, Highways and Sidewalks; and Title 1, General Code; Chapter 1, Government Organization; Article 1-5, Fees, Fines and Penalties, Schedule 1; together with report from the City Planner.

**Attachments:** [Ordinance](#)  
[Report](#)  
[Revised Regulations](#)  
[Revised Application](#)  
[Regional Fee Comparison](#)

18. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 35, Classification and Compensation Plan, Schedule D or Article 35-2, Class Specification Index; together with report from the Director of Human Resources.

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

### **From the City Manager**

19. Positive Citizen Comments

**Attachments:** [Citizen Comments](#)

### **Consent Reports**

20. Diminimus gifts and donations report from the Library Director requesting

authorization to accept monetary gifts totaling \$9,713.48 as provided for under the pre-authorization granted by City Council.

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

21. Report from the Deputy City Manager for Development concerning the proposed repair plan for the discontinued portion of Silk Farm Road through the St. Paul's School campus. (Pulled from consent by Councilor Herschlag)  
**Attachments:** [Report](#)  
[Map](#)
22. Report from Deputy City Manager - Finance recommending approval of the proposed 2019 Membership Rates for the Beaver Meadow Golf Course as recommended by Golf Course Advisory Committee. (Pulled from consent by Councilor Herschlag)  
**Attachments:** [Report](#)  
[2018 Season Rate Comparison](#)
23. Fiscal Year 2017 Comprehensive Annual Financial Report Award notification from the Deputy City Manager-Finance and the Assistant Finance Director.  
**Attachments:** [Report](#)  
[Award Certificate](#)
24. Emergency Medical Services Revenue report from the Fire Chief.  
**Attachments:** [Report](#)
25. Mutual Aid report from the Fire Chief.  
**Attachments:** [Report](#)
26. Economic Development Update Report from the Economic Development Director.  
**Attachments:** [Report](#)
27. Report from the City Engineer recommending that the City Manager be authorized to accept a public storm drainage easement deed from the Blye Farm Condominium Association of 203 - 221 Mountain Road.  
**Attachments:** [Report](#)
28. Report from the City Engineer in response to a request from the State of New Hampshire to license the construction, operation and maintenance of steam utility lines and infrastructure within the City right-of-way along School Street, Green Street, Capitol Street, Park Street, and North State Street to provide a source of heat for the State House, State House Annex, and State Library.  
**Attachments:** [Report](#)  
[Plan](#)
29. Report from the City Engineer in response to a request from Beede Electrical Instruments Financial Assurance Trust to license the replacement of a monitoring well

within the City right-of-way on Penacook Street in Penacook as part of ongoing site soil and groundwater investigations required by NH Department of Environmental Services.

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

[Map](#)

30. Report from the City Engineer recommending that the City Manager be authorized to accept two public utility easement deeds from the Concord School District for two hydrants, one at 170 Warren Street (Map 40, Block 4, Lot 1), and the other at 115 Warren Street (Map 41, Block 1, Lot 5).

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

31. Report from the City Engineer recommending that the City Manager be authorized to accept a public right-of-way easement from VSG Rental Properties, LLC of 336 Village Street.

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

32. New Hampshire Department of Environmental Services (DES) Leak Detection Grant report from the General Services Director.

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

### **Consent Resolutions**

33. Resolution authorizing prepayment of taxes in accordance with RSA 80:51-a; together with report from the City Treasurer.

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

[Resolution](#)

34. Resolution authorizing the City Manager, by way of the Police Department, to submit a grant application to the Concord Regional Crimeline Grant Program, for funding of up \$3,000, designated to assist the Department in community outreach initiatives to include the Rape Aggression Defense Program; together with report from the Police Department.

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

[Report](#)

35. Resolution authorizing the submittal of an application to the NH Department of Environmental Services Aquatic Resource Mitigation Fund Grant Program to assist in the purchase of 234 acres of land located off of District 5 Road; together with report from the Assistant City Planner on behalf of the Conservation Commission.

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

[Report](#)

[Plans](#)

36. Resolution repurposing \$45,000 from the Sludge Stabilization System Upgrade Subproject (CIP #104) to the 2016 Equipment Process Upgrade Project (CIP #104); together with report from the General Services Director.

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

### **Appointments**

37. Mayor Bouley's proposed appointment to the Energy and Environment Committee.  
Deborah Bruss

**Attachments:** [Appointment](#)

38. Mayor Bouley's appointment to the Transportation Policy Advisory Committee.  
Ryan Buchanan

**Attachments:** [Appointment](#)

*\*\*End of Consent Agenda\*\**

### **Public Hearings**

- 39A. 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 in Community Development Block Grant Housing and Public Facilities Funds for demolition of structures and other site improvements at 11-35 Canal Street, Penacook, to assist with the development of affordable housing by the Caleb Penacook Limited Partnership, a direct affiliate of the Caleb Development Corporation; together with report from the Director of Redevelopment, Downtown Services and Special Projects. (Public testimony received)

**Attachments:** [Resolution](#)  
[Report](#)  
[Caleb CDBG Request Letter March 2018.pdf](#)  
[Penacook Landing Rendering](#)  
[Public Testimony](#)

- 39B. Resolution readopting the City's Anti-Displacement and Relocation Policy Statement and Procedures; together with report from the Director of Redevelopment, Downtown Services and Special Projects.

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

- 39C. Resolution authorizing the City Manager to enter into a Purchase and Sales / Development Agreement with Granite Center L.L.C. concerning the sale of City owned proeprty known as the Dixon Avenue Public Parking Lot, as well as the redevelopment of real estate located at 4-6 Dixon Avenue, 8-14 Dixon Avenue, and 1

Eagle Square, as well as surface parking lots located at Dixon Avenue and Storrs Street; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted) (Public testimony received)

**Attachments:** [Resolution - Development Agreement.doc](#)  
[Report - Granite Center Development Agreement & RSA 79-E Jt](#)  
[Granite Center Development Agreement FINAL for PH 07-02-20](#)  
[Public Testimony](#)

39D. Resolution determining the project has a public benefit and approving an application by Granite Center LLC for a seven year RSA 79-E Community Revitalization Tax Relief Incentive for the renovation of real estate located at 4-6 Dixon Avenue; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted)

**Attachments:** [Resolution](#)  
[Report](#)  
[Tax Savings Calc 4-6 Dixon Avenue](#)  
[4-6 Dixon Avenue Application](#)

39E. Resolution determining the project has a public benefit and approving an application by Granite Center LLC for a five year RSA 79-E Community Revitalization Tax Relief Incentive for the renovation of real estate located at 8-14 Dixon Avenue; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted)

**Attachments:** [Resolution](#)  
[Report](#)  
[Tax Savings Calc 8-14 Dixon Avenue](#)  
[8-14 Dixon Avenue Application](#)

39F. Resolution determining the project has a public benefit and approving an application by Granite Center LLC for a five year RSA 79-E Community Revitalization Tax Relief Incentive for the renovation of real estate located at 1 Eagle Square; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted)

**Attachments:** [Resolution](#)  
[Report](#)  
[Tax Savings Calc 1 Eagle Square](#)  
[1 Eagle Square Application](#)

### **Public Hearing Action**

40. 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 in Community Development Block Grant Housing and Public Facilities Funds for demolition of structures and other site improvements at 11-35 Canal Street, Penacook, to assist with the development of affordable housing by the Caleb Penacook Limited Partnership, a direct affiliate of the Caleb Development Corporation; together with report from the Director of Redevelopment, Downtown Services and Special Projects. (Public testimony received)

**Attachments:** [Resolution](#)  
[Report](#)  
[Caleb CDBG Request Letter March 2018.pdf](#)  
[Penacook Landing Rendering](#)  
[Public Testimony](#)

41. Resolution readopting the City's Anti-Displacement and Relocation Policy Statement and Procedures; together with report from the Director of Redevelopment, Downtown Services and Special Projects.

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

42. Resolution authorizing the City Manager to enter into a Purchase and Sales / Development Agreement with Granite Center L.L.C. concerning the sale of City owned property known as the Dixon Avenue Public Parking Lot, as well as the redevelopment of real estate located at 4-6 Dixon Avenue, 8-14 Dixon Avenue, and 1 Eagle Square, as well as surface parking lots located at Dixon Avenue and Storrs Street; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted) (Public testimony received)

**Attachments:** [Resolution - Development Agreement.doc](#)  
[Report - Granite Center Development Agreement & RSA 79-E Jt](#)  
[Granite Center Development Agreement FINAL for PH 07-02-20](#)  
[Public Testimony](#)

43. Resolution determining the project has a public benefit and approving an application by Granite Center LLC for a seven year RSA 79-E Community Revitalization Tax Relief Incentive for the renovation of real estate located at 4-6 Dixon Avenue; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted)

**Attachments:** [Resolution](#)  
[Report](#)  
[Tax Savings Calc 4-6 Dixon Avenue](#)  
[4-6 Dixon Avenue Application](#)



44. Resolution determining the project has a public benefit and approving an application by Granite Center LLC for a five year RSA 79-E Community Revitalization Tax Relief Incentive for the renovation of real estate located at 8-14 Dixon Avenue; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted)

**Attachments:** [Resolution](#)  
[Report](#)  
[Tax Savings Calc 8-14 Dixon Avenue](#)  
[8-14 Dixon Avenue Application](#)

45. Resolution determining the project has a public benefit and approving an application by Granite Center LLC for a five year RSA 79-E Community Revitalization Tax Relief Incentive for the renovation of real estate located at 1 Eagle Square; together with a report from the Director of Redevelopment, Downtown Services, and Special Projects. (Not previously submitted)

**Attachments:** [Resolution](#)  
[Report](#)  
[Tax Savings Calc 1 Eagle Square](#)  
[1 Eagle Square Application](#)

### **Reports**

46. Report from the Traffic Engineer on behalf of the Transportation Policy Advisory Committee regarding a referral from Councilor Bouchard about a constituent concern on the revised alignment of the Old Loudon Road/Portsmouth Street intersection.

**Attachments:** [Report](#)  
[Alternatives B and C--Old Loudon-Portsmouth](#)

47. Water Demand Management Study Presentation

**Attachments:** [Water Demand Presentation](#)

### **New Business**

#### **Unfinished Business**

48. Resolution adopting a goal of 100% renewable energy for the City of Concord. (Public testimony submitted) (Additional public testimony received) (Revised resolution; together with communication from the Greater Concord Chamber of Commerce submitted) (Additional public testimony received)

**Attachments:** [Resolution](#)  
[Public Testimony](#)  
[Additional Public Testimony](#)  
[Revised Resolution](#)  
[Chamber of Commerce Communication](#)  
[Additional Public Testimony](#)

**Comments, Requests by Mavor, City Councilors**

**Comments, Requests by the City Manager**

**Consideration of items pulled from the consent agenda for discussion.**

*\* Items 21 and 22 have been pulled from the consent agenda for discussion.*

**Consideration of Suspense Items**

**Referral to the Traffic Operations Committee**

Sus1 Communication from Kim Wheeler regarding excessive speeds on Rumford Street between Centre and Washington Streets in Concord.

**Attachments:** Communication

**Adjournment**

**Information**

Inf1 Communications from Comcast Cable informing City Council of upcoming changes in service for Comcast customers.

**Attachments:** [Comcast Communications](#)

Inf2 June 4, 2018 Concord Public Library Board of Trustees Meeting Minutes.

**Attachments:** [Minutes](#)

Inf3 May 15, 2018 Committee for Concord's Plan to End Homelessness Meeting Minutes.

**Attachments:** [Minutes](#)

Inf4 June 18, 2018 Fiscal Policy Advisory Committee Draft Minutes.

**Attachments:** [Minutes](#)

Inf5 June 19, 2018 Committee for Concord's Plan to End Homelessness Meeting Minutes.

**Attachments:** [Minutes](#)

Inf6 Communication from Elizabeth Corell, on behalf of the Kent Street Coalition, asking City Council to consider passing a resolution regarding the treatment of immigrants and their families at our country's borders and the actions of the U.S. Customs and Board Patrol within New Hampshire.

**Attachments:** [Communication](#)