



# City of Concord

## City Council

### Meeting Agenda

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Monday, February 8, 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

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#### *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 [citycouncilmeeting@concordnh.gov](mailto:citycouncilmeeting@concordnh.gov).*

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

*Meeting with legal counsel in accordance with RSA 91-A:2, I (b) to be held at 6:30 p.m.*

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

January 11, 2021 City Council Draft Meeting Minutes.

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

6. Agenda overview by the Mayor.
7. Introduction of new Assistant City Prosecutors: Jesse Renauld-Smith and Jim Seeman.
8. Update from ConcordTV.

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

### **Items Tabled for March 8, 2021 Public Hearings**

9. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 30, Administrative Code, Article 30-3, Boards and Commissions, Board of Ethics; together with report from the City Solicitor.  
**Attachments:** [Ordinance Report](#)
10. Resolution appropriating the sum of \$93,659.10 for compensation and fringe benefits and accepting the sum of \$93,659.10 in Federal Emergency Management Agency funds for reimbursement of personnel costs related to the deployment of Fire Department personnel to areas impacted by natural disasters; together with report from the Interim Fire Chief.

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

11. Resolution appropriating the sum of \$1,692.39 as a transfer out to capital and authorizing the use of General Fund balance in the sum of \$1,692.39 for this purpose; and appropriating the sum of \$3,192.39 for the "Welcome to East Concord" gateway sign (CIP #24), and accepting the sum of \$1,500 in donations from the East Concord Garden Club and the sum of \$1,692.39 as a transfer in from the General Fund for this purpose; together with report from the Associate Engineer.

**Attachments:** [Resolution](#)  
[Report](#)  
[Exit 16 Welcome Sign](#)

12. Resolution appropriating the sum of \$516,784.22 to reimburse for COVID-19 related expenditures, and accepting the sum of \$516,784.22 in Governor's Office for Emergency Relief and Recovery (GOFFERR) Program funds for this purpose; together with report from the Finance Director.

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

13. Resolution appropriating the sum of \$87,353.96 for election operating expenses incurred by the Concord City Clerk's Office and accepting the sum of \$87,353.96 in Elections Assistance funding under the Coronavirus Aid, Relief, and Economic Security (CARES) Act as administered by the State of New Hampshire for this purpose.

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

14. Resolution modifying the Elderly Exemption for the City of Concord pursuant to the provisions of RSA 72:27-a; together with report from the Director of Real Estate Assessments.

**Attachments:** [Resolution](#)  
[Report](#)  
[2020 Final Exemption and Credit Comparison by Town](#)

15. Resolution authorizing the City Manager to enter into a Development Agreement with Interchange Development L.L.C., concerning CIP #30 Hoit Road / Whitney Road Intersection Improvement Project; together with report from the Director of Redevelopment, Downtown Services, and Special Projects. (March public hearing with final action at the April 12, 2021 City Council meeting in accordance with RSA 162-K.)

**Attachments:** [Resolution](#)  
[Report](#)  
[Development Agreement](#)  
[Exhibit 1 - Existing Conditions Plan \(Developer's Property\)](#)  
[Exhibit 2 - Developer's Master Plan](#)  
[Exhibit 3 - Condominium Plan](#)  
[Exhibit 3 - Liquor Store Elevations](#)  
[Exhibit 3 - Grocery Store Elevations](#)  
[Exhibit 4 - Public Improvements Plan](#)  
[Exhibit 5 - Canterbury Improvements Plan](#)  
[Exhibit 6 - Development Schedule](#)  
[Exhibit 7 - Demoulas Corporate Guaranty](#)

16. Resolution authorizing the City Manager to accept a corporate guaranty from Demoulas Super Markets, Inc. concerning construction of a grocery store at property located on Whitney Road; together with report from the Director of Redevelopment, Downtown Services, and Special Projects. (March public hearing with final action at the April 12, 2021 City Council meeting in accordance with RSA 162-K.)

**Attachments:** [Resolution](#)  
[Report](#)  
[Exhibit 7 - Demoulas Corporate Guaranty](#)

17. Resolution adopting an amended and restated Development Program and Finance Plan for the Penacook Village Tax Increment Finance District; together with report from the Director of Redevelopment, Downtown Services, and Special Projects. (March public hearing with final action at the April 12, 2021 City Council meeting in accordance with RSA 162-K.)

**Attachments:** [Resolution](#)  
[Report](#)  
[Penacook Village TIF Development Program & Financing Plan](#)

18. Resolution appropriating the sum of \$4,780,000 for the Hoit Road / Whitney Road Intersection Improvement project (CIP #30), authorizing the issuance of Penacook Village TIF District supported bonds and notes in the sum of \$4,240,000 for this purpose, authorizing the use of \$90,750 in impact fees for this purpose, accepting \$449,250 in donations for this purpose, transferring \$193,456 in expenses from the General Capital Projects fund to the Penacook Village TIF District Capital fund for this purpose, rescinding the appropriation of \$456,000 for the Hoit Road / Whitney Road Intersection Improvement project (CIP #30), and de-authorizing the issuance of general fund supported bonds and notes in the sum of \$456,000; together with report from the Director of Redevelopment, Downtown Services & Special Projects.

(March public hearing with final action at the April 12, 2021 City Council meeting in accordance with RSA 162-K.)

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

[Report](#)

19. Resolution authoring the City Manager to enter into a Maintenance Agreement with the New Hampshire Department of Transportation concerning certain infrastructure improvements associated with CIP #30 Hoit Road / Whitney Road Intersection Improvement Project located within the U.S. Route 4 Rights-of-Way; together with report from the Director of Redevelopment, Downtown Services, and Special Projects. (March public hearing with final action at the April 12, 2021 City Council meeting in accordance with RSA 162-K.)

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

[Report](#)

### **From the City Manager**

20. Collections Division January 2021 Customer Comments.

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

### **Consent Reports**

21. City Council 2020-2021 Quarterly Priorities Report from the City Manager.

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

22. December 31, 2020 Fiscal Year to Date Financial Statements from the Deputy City Manager - Finance.

**Attachments:** [FPAC Financial Statements YTD ending 12-31-20](#)

23. Report from the Deputy City Manager Development recommending the proposed renewal of the expanded outdoor dining permit program for the 2021 season.

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

24. Report from the City Manager requesting authorization to submit an application for Transportation Alternative Program (TAP) funding from the NH Department of Transportation for the purpose of designing and constructing a portion of the Merrimack River Greenway Trail (CIP #543).

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

25. Report from the Interim Fire Chief Requesting the appointment of Scott Marcotte to the Call Force.

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

### **Appointments**

26. Mayor Bouley's proposed appointments to the Airport Advisory Committee: Sathesh Mani and Warren Runde.

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

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

**Public Hearings**

27A. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 30, Administrative Code, Article 30-3, Boards and Commissions, Planning Board; together with a report from the City Solicitor.

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

27B. Resolution authorizing the Annual Appraisal of Real Estate at Market Value per RSA 75:8-b; together with report from the Director of Real Estate Assessments. (Public hearings to be held in February and March with action taken in April.)

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

27C. Resolution appropriating the sum of \$980,000 as a Transfer to Reserves, and authorizing the use of \$980,000 from Fiscal Year 2020 General Fund Assigned Fund Balance; together with report from Deputy City Manager - Finance.

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

27D. Resolution appropriating the sum of \$79,700 for furniture, equipment, and software maintenance, and authorizing the use of \$79,700 in reserve funds for these purposes.

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

27E. Resolution appropriating the sum of \$75,000 as a transfer to the Recreation Reserve, and accepting the sum of \$75,000 from the sale of the former East Concord Community Center located at 18 Eastman Street; together with report from the Director of Redevelopment, Downtown Services, and Special Projects.

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

27F. Resolution appropriating the sum of \$10,000 for replacement of the Green Street Community Center exterior doors (CIP #63), and authorizing the issuance of bonds and notes in the sum of \$10,000 for this purpose; together with report from the General Services Director.

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

27G. Resolution authorizing the City Manager to host an ICMA Local Government Management Fellowship, appropriating \$20,000 to fund said fellowship for the remainder of Fiscal Year 2021, and authorizing the use of \$20,000 in Economic

Development Reserve funds for this purpose; together with report from the Deputy City Manager Development.

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

### **Public Hearing Action**

28. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 30, Administrative Code, Article 30-3, Boards and Commissions, Planning Board; together with a report from the City Solicitor.

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

29. Resolution authorizing the Annual Appraisal of Real Estate at Market Value per RSA 75:8-b; together with report from the Director of Real Estate Assessments. (Public hearings to be held in February and March with action taken in April.)

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

30. Resolution appropriating the sum of \$980,000 as a Transfer to Reserves, and authorizing the use of \$980,000 from Fiscal Year 2020 General Fund Assigned Fund Balance; together with report from Deputy City Manager - Finance.

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

31. Resolution appropriating the sum of \$79,700 for furniture, equipment, and software maintenance, and authorizing the use of \$79,700 in reserve funds for these purposes.

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

32. Resolution appropriating the sum of \$75,000 as a transfer to the Recreation Reserve, and accepting the sum of \$75,000 from the sale of the former East Concord Community Center located at 18 Eastman Street; together with report from the Director of Redevelopment, Downtown Services, and Special Projects.

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

33. Resolution appropriating the sum of \$10,000 for replacement of the Green Street Community Center exterior doors (CIP #63), and authorizing the issuance of bonds and notes in the sum of \$10,000 for this purpose; together with report from the General Services Director.

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

34. Resolution authorizing the City Manager to host an ICMA Local Government

Management Fellowship, appropriating \$20,000 to fund said fellowship for the remainder of Fiscal Year 2021, and authorizing the use of \$20,000 in Economic Development Reserve funds for this purpose; together with report from the Deputy City Manager Development.

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

### **Reports**

35. Concord Municipal Airport Terminal Area Study presentation.

**Attachments:** [Concord Airport Presentation](#)

### **New Business**

36. Energy Legislation. (Councilor Werner)

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

### **Unfinished Business**

### **Comments, Requests by Mayor, City Councilors**

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

### **Adjournment**



**Information**

- Inf1 December 10, 2020 Beaver Meadow Golf Course Advisory Committee Draft Meeting Minutes.  
**Attachments:** [Minutes](#)
- Inf2 January 4, 2021 Concord Public Library Board of Trustee Meeting Minutes.  
**Attachments:** [Minutes](#)
- Inf3 January 26, 2021 Tax Exemption Policy Committee Draft Meeting Minutes.  
**Attachments:** [Minutes](#)
- Inf4 February 19, 2020 Tax Exemption Policy Committee Approved Minutes.  
**Attachments:** [Minutes](#)
- Inf5 Certificate of Appreciation from the United States Census Bureau.  
**Attachments:** [Certificate](#)
- Inf6 Annual Customer Notice from Comcast.  
**Attachments:** [Comcast Annual Customer Notice](#)
- Inf7 Communication from Larry Colby, Concord resident, regarding the Gas Holder Building.  
**Attachments:** [Communication](#)