



City of Concord

City Council

Meeting Agenda - Final-revised

Monday, November 13, 2023

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

Non meeting to discuss collective bargaining negotiations in accordance with RSA 91-A:2, I (a) followed by a non-public session in accordance with RSA 91-A: 3, II (d) to discuss property acquisition to begin at 6:00 PM.

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

October 10, 2023 City Council Draft Meeting Minutes

Attachments: [Minutes](#)

6. Agenda overview by the Mayor.
7. Canvass of the Votes for the Municipal Election held on November 7, 2023. (Not previously submitted.)
Attachments: [Report](#)
8. Community Power Subcommittee Presentation.

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

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

Referral to Community Development and the Planning Board

9. Communication from Casey DeStefano, Century 21, requesting consideration be given to amending definitions within the City's Code of Ordinances.
Attachments: [Communication](#)

Items Tabled for December 11, 2023 Public Hearings

10. 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.

Attachments: [Resolution](#)
[Report](#)
[Option 1.2 Plans](#)

11. 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.

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

12. 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.

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

13. 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.

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

14. 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.

Attachments: [Resolution](#)
[Report](#)
[2021 Police Station Needs Assessment Study](#)
[4 Bouton St Assessing Card](#)
[124 North State St Assessing Card](#)
[CIP 643 FY2024 Project Detail](#)
[HI Zoning District Map](#)
[Locus Map](#)
[Purchase & Sale Agreement](#)
[Broker's Listing Sheet](#)

15. 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.

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

16. 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.

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

From the City Manager

17. Positive Citizen Comments.

Attachments: [Report](#)

Consent Reports

18. Diminimus gifts and donations report from the General Service Director requesting authorization to accept a donation of used speakers, horns and amplifiers as provided under the pre-authorization granted by the City Council.

Attachments: [Report](#)

19. Diminimus gifts and donations report from the Library Director requesting authorization to accept monetary gifts totaling \$2,144.45, as provided under the pre-authorization granted by City Council.

Attachments: [Report](#)

20. Diminimus gifts and donations report from the Parks and Recreation Director requesting authorization to accept monetary gifts totaling \$12,803.05 as provided for

under the pre-authorization granted by City Council.

Attachments: [Report](#)

21. Quarterly status report from the City Manager on the City Council's 2022-2023 Priorities.

Attachments: [Report](#)

22. September 30, 2023 Fiscal Year to Date Financial Statements report from the Deputy City Manager - Finance.

Attachments: [Report](#)

23. Report from the Zoning Administrator in follow-up to a request from William Young Properties, LLC to restore Involuntarily Merged Lots Pursuant to RSA 674:39-aa,

Attachments: [Report](#)

[October 10, 2023 City Council Referral](#)

[1915 Deed](#)

[1988 Deed](#)

Consent Resolutions

24. Resolution proclaiming December 2023 as Capital Region Food Program Month. (For presentation in December.)

Attachments: [Resolution](#)

25. 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. (Pulled from consent by Councilor Fennessy.)

Attachments: [Resolution](#)

[Report](#)

[Overall Site Plan](#)

[Demolition Plan](#)

[Site Plan with License Area Detail](#)

[Planning Board Notice of Decision March 2023](#)

26. Resolution relative to the public highway discontinuance of a portion of the original location of "Old" Stickney Avenue in Concord, over portions of State-owned property located between 11 and 29 Stickney Avenue; together with a report from the Deputy City Manager - Development. (Pulled from consent by Councilor Fennessy.)

Attachments: [Resolution](#)
[Report](#)
[Discontinuance Plan](#)
[Brady Sullivan Request for Additional Discontinuance](#)
[State Request to Discontinue Old Stickney Ave @ Park N Ride](#)
[Planning Board Minutes 08-16-2023](#)

27. Resolution authorizing the City Manager to apply for a Land and Water Conservation Fund Grant up to \$500,000 to support construction of the new Skate Board Park and related site improvement at Kiwanis Riverfront Park (CIP #60); together with report from the Parks and Recreation Director and the Director of Special Projects and Strategic Initiatives.

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

28. Resolution authorization the City Manager to apply for a Land and Water Conservation Fund Grant up to \$200,000 to support construction of park improvements at the Penacook Riverfront Park (CIP #567); together with a report from the Parks and Recreation Director and the Director of Special Projects and Strategic Initiatives.

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

29. Resolution authorizing the City Manager to apply for a Land and Water Conservation Fund grant in the amount of up to \$500,000 to support replacement of the Beaver Meadow Golf Course New Facility Project (CIP #107); together with a report from the Deputy City Manager - Finance.

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

30. Resolution to direct the Tax Collector not to execute a Tax Deed on Three Albin Street in accordance with RSA 80:76 and II-a; together with report from the City Treasurer/Tax Collector.

Attachments: [Resolution](#)
[Report](#)
[2020 Deed Waiver List](#)

Appointments

31. Mayor Bouley's proposed appointment to the Recreation and Parks Advisory Committee: Paula A. Bowers.

Attachments: [Appointment](#)

End of Consent Agenda

Public Hearings

32A. Ordinance amending the Code of Ordinances, Title III, Building and Housing Codes; Chapter 26, Building Regulations, Article 26-9, Demolition Review; together with a report from the Zoning Administrator.

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

32B. Resolution appropriating the sum of \$24,960.25 as a transfer to the Opioid Abatement Reserve and accepting the sum of \$24,960.25 in Opioid Litigation Settlement funds for this purpose; together with a report from the Deputy City Manager-Finance.

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

32C. Resolution de-authorizing the issuance of bonds and notes in the sum of \$100,000 for the Concord Coach display project (CIP #658), appropriating the sum of \$100,000 in the General Fund as a transfer out to Capital for the Concord Coach display project (CIP #658), and authorizing the use of fund balance in the sum of \$100,000 for this purpose; together with a report from the Director of Special Projects & Strategic Initiatives.

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

Public Hearing Action

33. Ordinance amending the Code of Ordinances, Title III, Building and Housing Codes; Chapter 26, Building Regulations, Article 26-9, Demolition Review; together with a report from the Zoning Administrator.

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

34. Resolution appropriating the sum of \$24,960.25 as a transfer to the Opioid Abatement Reserve and accepting the sum of \$24,960.25 in Opioid Litigation Settlement funds for this purpose; together with a report from the Deputy City Manager-Finance.

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

35. Resolution de-authorizing the issuance of bonds and notes in the sum of \$100,000 for the Concord Coach display project (CIP #658), appropriating the sum of \$100,000 in the General Fund as a transfer out to Capital for the Concord Coach display project (CIP #658), and authorizing the use of fund balance in the sum of \$100,000 for this purpose; together with a report from the Director of Special Projects & Strategic

Initiatives.

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

Reports

36. Report from the Human Services Director regarding departmental expenditures in the first quarter.

Attachments: [Human Services - Mayor and Council Report](#)

New Business

Unfinished Business

37. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-7.1, Parking Prohibited During Certain Hours and Months in Designated Places, Schedule IX; to remove certain school zone related parking restrictions on the west side of South Street (Conant Drive to Coolidge Avenue); together with a report from the Deputy City Manager - Development. (Report from the Transportation Engineer on behalf of the Transportation Policy Advisory Committee submitted.)

Attachments: [Ordinance](#)
[Report](#)
[Keith Burbank South St Parking Request](#)
[TPAC Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

38. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Schedule III; to remove the three-hour time limit on Washington Street (Concord) between North Main Street and Rollins Street); together with a report from the Deputy City Manager - Development. (Report from the Transportation Engineer on behalf of the Transportation Policy Advisory Committee submitted.)

Attachments: [Ordinance](#)
[Report](#)
[5 Rollins St LLC Parking Request](#)
[TPAC Report](#)
[Attachment](#)

Consideration of items pulled from the Consent Agenda

25. 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. (Pulled from consent by Councilor Fennessy.)

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[Planning Board Minutes 08-16-2023](#)

Comments, Requests by Mayor, City Councilors

Comments, Requests by the City Manager

Consideration of Suspense Items

- Sus1 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.

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

Adjournment

Information

- Inf1 October 2, 2023 Concord Public Library Board of Trustee Meeting Minutes.
Attachments: [October 2023 Trustee Meeting Minutes](#)
- Inf2 October 11, 2023 Ad-Hoc Beaver Meadow Building Committee Draft Meeting Minutes.
Attachments: [Minutes](#)

Inf3 October 12, 2023 Golf Course Advisory Committee Draft Meeting Minutes.

Attachments: [Minutes](#)

Inf4 Letter to the NH Public Utilities Commission in support of the 2024-2026 Triennial Energy Efficiency Plan (PUC Docket #DE 23-068).

Attachments: [Letter](#)