



City of Concord

City Council

Meeting Minutes

Monday, March 5, 2018

6:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order.

Mayor Bouley called the meeting to order at 6:00 p.m.

2. Roll Call.

Present: 12 - Councilor Candace Bouchard, Mayor Jim Bouley, Councilor Byron Champlin, Councilor Allan Herschlag, Councilor Fred Keach, Councilor Jennifer Kretovic, Councilor Gail Matson, Councilor Keith Nyhan, Councilor Dan St. Hilaire, Councilor Stephen Shurtleff, Councilor Brent Todd, and Councilor Robert Werner

Excused: 2 - Councilor Mark Coen, and Councilor Amanda Grady Sexton

Late: 1 - Councilor Linda Kenison

3. Agenda overview by the Mayor.

4. City Council Committee Assignments.

Action: Mayor Bouley explained that the proposed appointments are appointments of City Council members to various boards and commissions. He further explained that if City Council chooses to repeal the Municipal Housing Commission and the Parking Committee, they would need to set ordinances repealing these committees for public hearings to be held.

Councilor Champlin moved approval of the City Council appointments. The motion was duly seconded and passed with no dissenting votes.

Councilor Nyhan moved to set forth public hearings to be on ordinances repealing the Municipal Housing Commission and the Parking Committee. The motion was duly seconded and passed with no dissenting votes.

Mayor Bouley indicated that the City Clerk's Office will: notify the City Planner of Council's selected reappointments to the Planning Board; send a report to the City Planner advising her of Council's recommended appointments to the Regional

Planning Commission in which the Planning Board will need to take formal action on Council's recommendation at their next Planning Board meeting; update Council committee assignments on the web; forward approved appointments to all departments within the city.

Comments, Requests by Mayor, City Councilors

Comments, Requests by the City Manager

Adjournment

The time being 6:07 p.m., Councilor St. Hilaire moved to adjourn the regular meeting and enter into the CIP worksession. The motion was duly seconded and passed with no dissenting votes.

A true copy; I attest:

*Michelle Mulholland
Deputy City Clerk*

Council CIP Work Session to following meeting.

Capital Improvement Program Out Years Review Session: The City Council then began a review of the FY 2018 -2027 Capital Improvement Program (CIP). The purpose of the session was to review FY2019-2027 in order to provide City Administration with guidance as it updates the CIP as part of the ongoing FY2019 budget process.

Matt Walsh, Director of Redevelopment, Downtown Services, and Special Projects guided the City Council through a topical review of the FY2018 CIP out years. Items which had significant discussion were as follows:

- 1) CIP 18 Storrs North Ext and CIP 34 Storrs / N. Main Intersection: Discussion occurred about potentially delaying both projects to FY2021 to accommodate the State of New Hampshire's ongoing planning efforts related to I-93 Bow / Concord Widening Project. City Administration is concerned that if the Storrs North project is constructed prior to selection of a preferred alternative for I-93, and sufficient progress on permitting thereof, the City runs the risk of making a significant investment which, if not coordinated, could interfere with the I-93 project, or hinder redevelopment of the Stickney Avenue Corridor. Some Councilors suggested separating CIP 34 from CIP 18; however City Administration recommended the projects be planned, designed, and constructed in tandem given interrelationships of the two concerning traffic in this area of the City.
- 2) CIP 502 Whitney Road Extension& CIP 30 Hoit / Whitney Road Intersection: Several Councilors expressed a desire to prioritize these projects in the near future as they both could yield economic development benefits to the City. Discussion ensued on how to pay for both

- projects. Several Councilors voiced support for a public private partnership; however this concept will need further review and negotiation with several private parties and possibility the State of New Hampshire if the project is to move forward.
- 3) CIP 40 Langley Parkway: City Administration noted that design for Phase 3A was carried in FY2019 of the CIP; however the project is dependent upon significant donations from potential partners. However, discussions with partners have not advanced. As such, moving forward with the project in FY2019 might be premature. The Mayor suggested that support for the project might be growing given its traffic and economic development benefits.
 - 4) CIP 83 Storm Water Mains: Discussion of the ongoing Horseshoe Pond Drainage Project ensued. Martha Drukker, Associate Engineer provided a detailed status report for the project, and specifically noted that storm mains between the Horseshoe Pond area, I-93, and the Merrimack River were recently cleaned and lined. She also discussed ongoing discussions with stakeholder concerning dredging of Horseshoe Pond and related impacts to abutting farmlands.
 - 5) CIP 479 Storm Water Enterprise Fund: Mr. Walsh noted that the City Council's upcoming goals for FY19-20 specifically included potential creation of Storm Water Enterprise Fund. He reported that City Administration will likely carry funds to study implementation of this concept in the FY2019 Budget.
 - 6) CIP 78 Annual Highway Paving Program: Discussion ensued about resurfacing of sidewalks and construction of new sidewalks to fill gaps in the system as part of CIP 78. Councilor Herschlag requested a new sidewalk be constructed on a section of Borough Road scheduled for reconstruction in FY2019. Discussion ensued. It was suggested that construction of any new sidewalks be reviewed and prioritized in the context of TPAC's Bicycle and Pedestrian Accessibility Plan and that such items should be included in CIP 17 Sidewalk, Bikeway, and Streetscape Improvements. The City Manager noted that CIP 78 only contains funds for repaving existing infrastructure, not construction of new sidewalks.
 - 7) CIP 543 Merrimack River Greenway: Councilors asked for an updated about the status of the Phase I boardwalk project. There was also discussion regarding whether any City funding should be expended on this project. Discussion was mixed, with some City Councilors suggesting that it might be appropriate for the City to provide a nominal amount to match potential grants. Other Councilors advocated for no City funds to be invested in the project.
 - 8) CIP 551 Library Maintenance: A discussion ensued about upcoming maintenance projects at the Penacook Branch Library. City Administration noted that significant investments currently programmed in the CIP out-years for the current facility might not be prudent given it's significant programmatic limitations. Hence, City Administration asked for direction from the City Council. Councilors Todd, Shurtleff, and Herschlag all spoke in favor of keeping a library in Penacook, but suggested they would be open to exploring new facilities or methods to provide the service. Councilor Keach suggested that a branch library may no longer be

- appropriate, and noted that other City services which once had branches in Penacook, such as Police Department, have transitioned to a centralized model. Councilor Nyhan also supported a review of alternative options. After additional discussion it was the consensus of the City Council to explore other options for delivery of library services in Penacook. City Administration shall develop a range of options for the Council to discuss in the coming months.
- 9) Concord Coaches: Mr. Walsh noted the City's recent partnership with others in the community to acquire a collection of historic Concord Coaches. He noted that the City's partners are discussing options concerning where and how to permanently house, and display, the collection. Mr. Walsh asked the Council whether the City should be considering being a financial partner in this regard. It was the general consensus that the City should support such efforts and that funding for such purposes should be programmed in the Capital Budget pending the creation of a plan by the City and its partners.
- 10) CIP 68 "New" City Library: Mr. Walsh provided a brief history of the project, including the 2008 study which recommended construction of a new library in Downtown elsewhere from the City Hall Campus. He explained that the City has carried approximately \$2 million in the out years of the CIP to acquire land. Mr. Walsh asked whether the City should continue this strategy given the City's reluctance to pursue such options in the past. Discussion ensued. It was the general consensus of the City Council that the Library shall remain at its current location for the foreseeable future and that funds should be programmed in the Capital Budget for future renovation and/or expansion of the facility as might be appropriate in order to continue to provide quality, modern library services to the community.
- 11) Prosecutor's & Human Services Offices: Mr. Walsh reminded the City Council that in 2012 the City entered into a lease for the Prosecutor's and Human Services Offices at 28 Commercial Street. The lease, which expires in October 2022, is for approximately 6,100 square feet of space and costs approximately \$123,000 annually. He noted that City Administration will begin the process of exploring options for the facility in the not too distant future and asked for any feedback the City Council may have in this regard. No input was provided.
- 12) CIP 65 City Hall Landscaping: Mr. Walsh noted that the City had originally had plans to redo landscaping at City Hall, the Police Station, and the Green Street Community Center as part of the recent heat conversion project. However, due to budget constraints, the project did not move forward. The project included replacement of all vegetation, hardscape and walkways, the handicap entry ramp, as well as potential crosswalk improvements on Green Street based upon a plan prepared by the Community Development and General Services Departments. All in, the project would cost several hundred thousand dollars. Staff asked the City Council whether Administration should pursue landscaping at the campus, and, if so, in what amount. Multiple Councilors expressed that landscaping at City Hall should be improved, but in a nominal amount. They also noted that alternate opportunities for handicap access to the building should be explored.

- 13) CIP 5 White Park: Discussion ensued regarding the Monkey Around Playground. Mr. Walsh noted that the FY2018 budget included \$100,000 in City funds and \$100,000 in donations for the project. Both were asterisked funds, meaning that neither were appropriated at the time of budget adoption last June. Mr. Walsh noted a recent letter from the Friends of White Park which advocated for the project budget to be increased from \$200,000 to \$500,000 (half City, half donations). Discussion ensued. It was noted that there are several points of view in the community on how best to move this project forward. As such, Mayor Bouley suggested that the project be referred to the Parks and Recreation Advisory Committee for further review and a recommendation on how to proceed.
- 14) CIP 59 Terrill Park Turf Field. Mr. Walsh provided a brief summary. He noted that Phase I of the project is \$1.7 million, of which \$800,000 would be donations. He noted that it is unlikely the City will secure grants and donations on this order of magnitude for the project, and asked the City Council whether the City should consider funding the vast majority of the project. Discussion ensued; however no direction was provided on the funding issue. Mr. Walsh noted that the project will likely be delayed in the capital budget until the issue regarding donations for the project is resolved.
- 15) CIP 557 Memorial Field: Discussion ensued concerning the bleachers at the football stadium and the need to repair or demolish them. Discussion was robust. Several Councilors noted that the School District, not the City, is the primary user of the bleachers. Others asked how often the “football” field was used (staff estimated 45-50 games annually, with 16-20 being related to the high school). Other Councilors suggested that if the bleachers are demolished, they should be reconstructed in a manner which would accommodate a larger track and rectangular field in the future. After discussion, the general sentiment of the Council was to discuss this project with the users of the facility to ascertain whether a partnership could be created to replace the bleachers.
- 16) CIP 443 City-wide Community Center: Mr. Walsh reported that the project is on-schedule to be completed by early June. He recalled the history of the project and the City’s conscious decision not to include funds in the project budget for expansion of on-site parking to support the new facility. Mr. Walsh stated that staff anticipates the facility will be popular and that parking could be an issue in the future. As such, the City Administration plans to include a project in the out years of the CIP to expand the supply of on-site parking from approximately 70 to 125 spaces.
- 17) CIP 432 State Street Parking Garage: Mr. Walsh reported that a preliminary structural review of the facility was recently completed due to several large pot holes and cracks which were recently observed in the facility. Based upon this preliminary review, funds for temporary repairs will be brought forward to the City Council at their March meeting. In addition, the engineering firm who prepared the preliminary evaluation has recommended that the \$2.7 million project for the facility in FY2023 be expedited to FY2021 as the forty year old facility

is deteriorating. City Council acknowledged this concern and supporting reviewing this possibility in the context of financial limitations associated with the recently adopted Strategic Parking Plan.

- 18) CIP 54 Regional / Chenell Drive Intersection: Councilor Bouchard expressed concern about this intersection and asked that it be advanced in the Capital Budget. She suggested that a round-about might be a good option for this location.
- 19) CIP 235 Golf Course Grounds: Mr. Walsh noted that several large improvements at the Golf Course are planned in the coming years. These included a new parking lot, as well as significant improvements to the irrigation system. Mr. Walsh stated that both projects will require significant investment from the City's General Fund, and that it is unlikely the General Fund can support both simultaneously. As such, he inquired which project would be more important for the facility at the present time. Several Councilors stated that the irrigation system is more important as, without healthy turf, the player's game suffers.
- 20) CIP 589 Downtown Corridor Improvements and CIP 590 Civic District Sidewalks: Mr. Walsh explained both projects and noted that there is likely some overlap between the two. Members of the City Council suggested that both projects be referred to TPAC for review and prioritization.

Discussion of CIP 460 Complete Street Project also ensued. Some Councilors noted deteriorated crosswalks on the North Main Street section of the project and inquired whether they were still under warranty. The City Manager stated that staff would review issue and noted that the Contractor and Design Team were aware of these issues. He suggested that if the items were no longer under warranty, that funds could be appropriated as part of the FY2019 budget for repair or replacement of the crosswalks if that was the direction of the City Council.

- 21) CIP 64 Arena & CIP 60 Kiwanis Park Renovations: A brief discussion of the proposed parking lot renovations for the Arena and Kiwanis Park occurred. Mr. Walsh noted that the parking lot project was estimated in excess of \$1 million and would be funded by the General Fund. This would be a significant cost to the General Fund and could affect other projects. He asked the City Council to gauge the urgency of the project for planning purposes. It was also noted that the Arena parking lot project, renovations of the Arena Lobby, and renovations to the parking should be designed simultaneously to ensure they complement each other. Dan St. Hilaire suggested the parking lot project could be delayed for a couple of years. He also noted that RPAC and the Arena Advisory Committee had a series of meetings to discuss concerns and coordinate these projects.

The meeting adjourned at 8:20PM upon a voice vote following a motion which was duly made and seconded.

A true copy; I attest:

Matthew Walsh

Director of Redevelopment, Special Projects and Downtown Services