

CITY OF SOMERSWORTH

CITY COUNCIL MEETING

AGENDA

APRIL 18, 2010 – 7:00 P.M.

(Public Hearing at 6:45 P.M. – Petition from Residents of Lake Street)

1. Roll Call of Members
2. Pledge of Allegiance
3. Minutes of the Previous Meeting
  - A. Minutes of Public Hearing Held on March 21, 2011 regarding Establishing a Capital Reserve Fund for the Purpose of Sidewalk Construction, Reconstruction, or Rehabilitation.
  - B. Minutes of Public Hearing Held on 4/11/11 Regarding the FY 2011-2012 Budget.
4. Comments by Visitors
5. Communications
6. Presentation of Petitions and Disposal Thereof by Reference or Otherwise
7. Mayor's Report
8. Reports of Standing Committees
9. Reports of Special Committees, City Officers and City Manager

10. Nominations, Appointments and Elections
11. Lay on Table
12. Unfinished Business
13. New Business

Ordinances:

- A. Ordinance No. 10-11 FY 2011-2012 Budget.

Resolutions:

- A. Resolution No. 21-11 To Authorize the City Manager to Draft a Purchase and Sales Agreement for the Transfer and Development of the Hilltop Elementary School Building and Property.
- B. Resolution No. 22-11 Resolution Concerning Hilltop School Property.
- C. Resolution 23-11 Authorizing the City Manager to Complete City Road Maintenance Projects and to Contract with Bedford Sealcoating, Inc. of Bedford, NH to Provide Cracksealing Services on Certain City Roads.

Other:

- A. Vote to Discharge and Release the City's Public Easement Interest and Potential Public Rights Created by a Dedication on the Property at the End of Lake Street upon the Finding that it is not Needed for the Accommodation of Public Travel.
14. Comments by Visitors
  15. Closing Comments by Council Members
  16. Future Agenda Items

17. Nonpublic Session (as necessary, pending roll call vote by Council)

18. Adjournment

**ORDINANCE NO. 10-11 FY2011-2012 BUDGET.**

Somersworth, NH  
April 18, 2011

The City of Somersworth Ordains that Budgets for the City of Somersworth for the 2011-2012 Fiscal Year shall be:

<b><u>DEPARTMENT</u></b>	<b><u>BUDGET</u></b>
<b><u>GENERAL FUND</u></b>	
Elected Leadership	\$114,847
City Management	333,109
Finance and Administration	1,165,185
Development Services	896,930
Police	2,997,376
Fire	1,855,356
Public Works	1,990,390
Other Expenses	1,387,432
Capital Outlay	131,652
Intergovernmental Assessments - County	2,277,390
School Department	24,391,975
<b>TOTAL GENERAL FUND</b>	<b>37,541,642</b>
<b><u>ENTERPRISE FUNDS</u></b>	
Wastewater Department	2,166,752
Water Department	1,951,232
Solid Waste	368,300
<b>TOTAL ENTERPRISE FUNDS</b>	<b>4,486,284</b>
<b>TOTAL FY 2011 - 2012 APPROPRIATIONS</b>	<b>\$42,027,926</b>

This ordinance shall take effect upon its passage.

Introduced by  
Mayor Lincoln T. Soldati  
by request

Approved:

City Attorney

RESOLUTION NO. 21-11 TO AUTHORIZE THE CITY MANAGER TO DRAFT A PURCHASE AND SALES AGREEMENT FOR THE TRANSFER AND DEVELOPMENT OF THE HILLTOP ELEMENTARY SCHOOL BUILDING AND PROPERTY.

Somersworth, NH  
April 18, 2011

WHEREAS the Somersworth School Board intends in the near future to no longer utilize the Hilltop Elementary School building and associated property as an educational facility; and

WHEREAS the Somersworth School Board will transfer care and control of this property, designated as lot 11 49 0, to the City of Somersworth under the terms of RSA 199:4, paragraph II; and

WHEREAS the City of Somersworth desires that said property be utilized in the best interests of the citizens of Somersworth without creating an undue burden upon its taxpayers; and

WHEREAS the City of Somersworth further desires that the property not become either a hazardous or a blighted location by prolonged abandonment; and

WHEREAS the Stratford Capital Group, LLC, has submitted a proposal for the purchase and adaptive re-use and development of this property; and

WHEREAS said proposal would provide affordable housing for active adults, ages 55 and over, one of the fastest growing segments of our population; and

WHEREAS, according to this proposal, the Hilltop Elementary School building, a contributing structure to the Somersworth Historic District, would be rehabilitated according to the U. S. Department of the Interior Historic Preservation Standards; and

WHEREAS the Stratford Capital Group, LLC, proposal would further the sustainability efforts of the City of Somersworth by the adaptive re-use of a building and by incorporating sound construction and development principles including those for recycling, salvaging, using certified wood based and low emitting materials, as well as by utilizing Energy Star Certified appliances and energy saving lighting; and

WHEREAS this development proposal would place this property on the property tax rolls for the first time,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to draft a purchase and sales agreement, at the expense of the Stratford Capital Group, LLC, and subject to the City's Ordinances to include planning and zoning regulations, detailing the conditions under which the Hilltop Elementary School building and property will be transferred to and developed by the Stratford Capital Group, LLC.

Introduced by Councilors

Michael X. Watman  
David A. Witham  
Denis Messier  
Dale Spainhower  
Brian Tapscott  
Jonathan McCallion

Approved:

City Attorney

RESOLUTION NO. 22-11 - RESOLUTION CONCERNING HILLTOP SCHOOL PROPERTY.

Somersworth, NH  
April 18, 2011

WHEREAS, the property on which Hilltop Elementary School is situated has been the property of the City of Somersworth for more than 100 years; and

WHEREAS, such property has served a public purpose for the citizens of Somersworth during the past one hundred years; and

WHEREAS, there remain many public purposes to which such property could continue to serve in the future and for which no other public property exists in the City of Somersworth; and

WHEREAS, there is strong public support and interest in having the Hilltop Property remain the property of the City of Somersworth,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City of Somersworth shall maintain ownership of the "Hilltop Property," and furthermore that such property shall be dedicated to serve the public's interest for educational, artistic, charitable, or other community needs as may from time to time be identified as appropriate. Such uses may include but are not limited to:

- Artist cooperative /studio space; community radio and public access television; food pantry; adult education; library; farmers market; community gardens; community center.
- Nothing in this Resolution is intended to prevent the City from entering into public/private partnerships to accomplish the goals set forth herein.

Introduced by

Mayor Lincoln Soldati  
Councilor Martin Pepin  
Councilor Dale Sprague

Approved:

City Attorney

RESOLUTION NO. 23-11 AUTHORIZING THE CITY MANAGER TO COMPLETE CITY ROAD MAINTENANCE PROJECTS AND TO CONTRACT WITH BEDFORD SEALCOATING, INC. OF BEDFORD, NH TO PROVIDE CRACKSEALING SERVICES ON CERTAIN CITY ROADS.

Somersworth, NH  
April 18, 2011

WHEREAS, the fiscal year 2010-2011 adopted budget contains an appropriation for the purpose of road cracksealing and other road maintenance projects; and

WHEREAS, city staff solicited bids for cracksealing certain City roads; and

WHEREAS, city staff is currently soliciting quotes for repairs to Indigo Hill Road ; and

WHEREAS, the City Council's Public Works and Environment Committee has reviewed the bids received for cracksealing and recommends awarding the contract to Bedford Sealcoating of Bedford, NH; and

WHEREAS, the City Council's Public Works and Environment Committee supports city staff's efforts to obtain quotes for repairs to Indigo Hill Road,

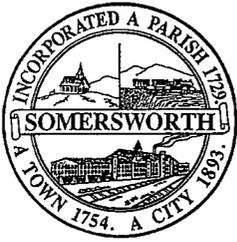
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to contract with Bedford Sealcoating, Inc. of Bedford, NH to provide cracksealing services and to proceed with repairs to Indigo Hill Road for a total amount not-to-exceed \$100,000 (One Hundred Thousand dollars).

Introduced by Councilors

Dale Spainhower  
Denis Messier  
Dale Sprague

Approved:

City Attorney



# CITY OF SOMERSWORTH

## Office of the City Manager

**TO:** Mayor Lincoln Soldati and City Council Members

**FROM:** Robert M. Belmore, City Manager

**DATE:** Friday, April 15<sup>th</sup>, 2011

**SUBJECT:** City Manager's Report for Monday, April 18<sup>th</sup>, 2011  
City Council Agenda

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**6:45 p.m. Public Hearing on Petition from  
Residents of Lake Street.**

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### *New Business (under Section 13 of the Agenda):*

#### Ordinances:

**A. Ordinance No. 10-11 FY 2011-2012 Budget.**

#### Resolutions:

- A. Resolution No. 21-11 To Authorize the City Manager to Draft a Purchase and Sales Agreement for the Transfer and Development of the Hilltop Elementary School Building and Property.** Director Wheeler, City Planner Sharples and I met with Mr. Richard Hayden of Strafford Capital Group along with their architects. We shared concerns and suggestions offered by residents and Councilors. Attached is a revised letter that outlines another proposal in addition to their original concept. There are also more pictures on the City website representing past completed similar projects by this developer. I would suggest council consider inviting Stratford Capital Group representatives to a workshop session prior to the next regular meeting to give a presentation and to answer questions from Council.
- B. Resolution No. 22-11 Resolution Concerning Hilltop School Property.**
- C. Resolution No. 23-11 Authorizing the City Manager to Complete City Road Maintenance Projects and to Contract with Bedford Sealcoating, Inc. of Bedford, NH to Provide Cracksealing Services on Certain City Roads..** Attached is a memorandum from Public Works Director Tom Willis regarding this fiscal year's road resurfacing budgeted line appropriation of \$150,000. As you may recall, the proposed use of these funds was to use \$50,000 to establish a Capital Reserve Fund for sidewalks (done) and the remainder to be used for cracksealing of roads and shim coat/repair work. The Public Works & Environment Committee met and voted to recommend awarding the cracksealing work to Bedford Sealcoating as the low bid in order to compete approximately \$75,000 in total work. Additionally, the Committee recommends completing needed repair work to Indigo Hill Road. Should this repair be completed for less than \$25,000, the differential amount will be used for additional cracksealing work. Total work not-to-exceed \$100,000. Once quotes are received for the Indigo Hill Road repairs, they will be forwarded to the Public Works Committee for review. Attached is a Memorandum regarding Indigo Hill Road from Public Work Director Willis.

**Other:**

- A. Vote to Discharge and Release the City's Public Easement Interest and Potential Public rights Created by a Dedication on the Property at the End of Lake Street upon a Dedication on the Property at the End of Lake Street upon the Finding that it is not Needed for the Accommodation of Public Travel.** Attached is a Memorandum from Public Works Director Tom Willis, who recommends granting the petition. He recommends the Council ask the petitioners provide a surveyed plan as a condition of granting the release.

***City Manager's Items (under Section 9 of the Agenda):***

**A. Informational Items:**

1. **Employee Recipients of 2011 Hero Award by Union Leader.** Congratulations to Firefighters Lt. Ken Vincent and Firefighter Jim Drakopoulos who have been selected as the 2011 Hero Award recipients by the New Hampshire Union Leader in conjunction with Citizens Bank, for rescuing Ruth Kelly, who was overtaken by smoke in her apartment during a fire last March.
2. **Annual Audit – Fiscal Year Ending June 30, 2010.** Attached are copies of the Vachon Clukay, CPA, audit report and supporting documents. Mr. Robert Vachon will be rescheduled to give an audit presentation at the May 16<sup>th</sup> regular Council Meeting.