

MINUTES OF CITY COUNCIL MEETING

Somersworth, NH
October 1, 2018
7:00 P.M.

ROLL CALL OF MEMBERS

The meeting was called to order at 7:00pm by His Honor, the Mayor, Dana S. Hilliard, and upon roll call the following Council members were present: Pepin, Vincent, Dumont, McCallion, Michaud, Witham, Sprague, Cameron, and Levasseur.

PLEDGE OF ALLEGIENCE

Councilor Pepin led the Pledge of Allegiance.

PUBLIC HEARINGS

Resolution No. 15-19 - To Approve a Bond to Provide Funding to Renovate Maple Wood Elementary School by Making Security Upgrades and Other Building Capital Improvements

No public comments.

Community Revitalization Tax Relief Incentive 79-E Application from Somedowntown LLC, property located at 57-65 High Street

David Baker, Portsmouth, owner of property, above Leroy's Barber Shop. His goal is to revitalize the downtown corridor, which he believes is undervalued and underutilized. His desire is to put 8 micro units in the building to provide a unique service to millennials. He wants to encourage business and activity in the community. He developed the Teatotaller, along with an executive apartment above and commercial rental space beside the Teatotaller. He plans for these new apartments to be move in ready; pay one fee for internet, utilities and water. He is still working on one small issue, parking.

COMMENTS BY VISITORS

A statement was read from Martha P. Carson, a homeowner of Curran Way. She requests that the City plow Curran Way.

Wade Penny, 9 Curran Way, stated that he has lived there for 12 years. There has been ongoing construction and general chaos the entire time. The city has received a petition to get the street accepted. He would like see that happen after all of the conditions and requirements are met. He requests that the process get moving. He would like to see things over and done with.

Leonard Tieszen, 29 Curran Way, one of the voices that would like to encourage the City to make life a little better for residents.

Stacy Woodley, 33 Curran Way, stated that she is concerned for road this winter. The biggest issue is safety of residents, guests, and school busses. She would not like to see an incident happen.

Alex Pena, 21 Curran Way, thanked the City and Council for all that has been done over the last several years. It is exciting to see what has been done in the City. There was almost an accident on Curran Way, 2 children were almost hit by a plow truck. Safety is the number one concern; children need to get to school and there are residents with health issues.

John Ambrose, 19 Curran Way, stated that he has lived there for 12 years, and he would like the City to take over the maintenance of the road. There was an occasion where a resident couldn't make it up the road. Several neighbors went out with snow blowers to clear the road. This is a very dangerous situation.

Brian Smith, 20 Curran Way, a retired veteran, has lived there for 10 years. He has daughters in the local schools, and buses are inconsistent; not sure what time the bus will show up. He has paid lots of tax money to the city. The plow situation on Curran Way is an issue. He would like to see the City move quicker for this to become a City Street.

Susan Plumber, 26 Curran Way, stated that she is concerned for the safety of the residents and children on the street. She has a daughter in the elementary school and one day the road was snow covered and the school bus refused to come up the street. They now have to walk their children to the end of the street. Having the City take the street over would be huge for safety.

Caroline, 25 Curran Way, requested that the City take care of the road in the winter. She has 3 kids and it is hard to take them to the school bus.

CONSENT CALENDAR

Approve Minutes of the City Council Workshop with HDC, held on September 17, 2018

Approve Minutes of the City Council Meeting held on September 17, 2018

Councilor Witham, seconded by Councilor Levasseur, made a motion to accept all items on the Consent Calendar. The motion passed, 7-0, with Councilors McCallion and Cameron abstaining.

COMMENTS BY CITY COUNCILORS

None

COMMUNICATIONS

Presentation by Jen Czysz, Executive Director at Strafford Regional Planning Commission

Jen Czysz, Executive Director, and Colin Lentz, Regional Transportation Planner, presented an overview of the SRPC, stating that they cover are 18 communities in Strafford, Rockingham and Carroll counties.

Jen Czysz stated that the Regional Planning Commission is established under State Statute. It serves as an Economic Development District, which is a federal designation. They maintain and implement a comprehensive Economic Development Plan. Regional planning commission is comprised of the 18 communities, governed by the commissioners. There are 3 Commissioners from Somersworth. They meet quarterly, focus on things of general interest. There are three sub-committees; the executive, transportation tech advisory, regional impact committee. They provide general services to coordinate regional concerns; homelessness coalition for affordable housing options, as one example. They provide data resources, GIS services, mapping services, grant funding to priorities. The SRPC has done assessments for the Brownfields Grant for the Bretons Cleaners Property. They are also involved in assessments for the former police station property and the Hilltop School.

Colin Lentz explained under federal law, every urbanized area in the country above 50,000 in population is designated as a Metropolitan Planning Organization (MPO). There are several layers of programming for short, medium and long term projects. They were involved in a road safety audit at Blackwater and Old Dover Roads. An engineering review was conducted, which was part of a federally funded transportation alternatives project. Somersworth has applied for a phase 2 of the project.

The SRPC is also part of the CMAQ phasing of lights on High Street through Weeks Crossing. This is a medium range program. Somersworth has other projects on the preliminary list.

After the presentation, Councilors had the following questions.

Councilor Witham stated that this was a nice summary of what the SRPC has done for the City over the years. He is excited about the CMAQ project on High Street. The timing of the lights is poor. This council has opted to work with Dover in synchronizing through the intersection and onto Central Avenue. He asked about continuing the project the other way on High Street, into Berwick Maine. He asked if the CMAQ is limited by state borders.

Lentz said he is not sure from the technical side, about crossing borders. Czysz stated that it is possible to do cross state projects, but takes more coordination. The request and approval are location specific as opposed to funding specific. The project would need to be listed in both states. It is not impossible, just additional complexities.

Councilor Dumont said that there have been lots of studies for exit 10.

Colin stated that the exit 10 project is listed in the year 2022, many questions, as many things have changed. There is money programmed to look at the exit 10 situation.

Councilor Sprague asked about the 10 year highway plan and if they worked closely with legislators. As a state representative, he is a member of the Public Works and Highways Committee, and wants to do better at engaging the legislature.

Councilor Sprague went on to ask, what SRPC's stance is on shutting down one lane on Route 16 north bound for a pedestrian and bicycle lane. It is not helpful to anyone on this side of the bridge. Who discussed the data of those who use that bridge? There should have been something put on that bridge from the beginning.

Czys stated that they as staff do not set the direction for the office. It is up to the commissioners and policy committee to make the policies, and so forth. What we will hear is the voice of the commissioners. Staff provides the technical information and advice.

Councilor Levasseur thanked Czys and Lentz for the thorough presentation. He reiterated the comment about exit 10, stating that he doesn't know the specific timing from exit 10 to downtown. He also shared the sentiment that shutting down the lane is not a good idea, and will have negative impact on commute times.

Councilor Witham said that the most important step is communication. He encouraged the members of the SRPC to "please come more".

He is happy to see forward progress on Rt. 108, including up into Rochester. Exit 10 would benefit that area as well.

He stated that he was not aware of the details of the bridge project. He has seen a number of presentations about the tri city vitality; the choke point is the General Sullivan Bridge. Economic vitality will increase when that is relieved.

Councilor Dumont echoed the comments of others. Traffic seems to be getting worse heading south, to the other side of the bridge. In the afternoon, it is exacerbated by the construction. When the construction is completed, it will add to that flow. To shut down the lane, to accommodate 300 people, there must be a better solution.

Councilor Cameron said that traffic in that area is already bad, and to shut down a lane, then if there is an accident, she has already been delayed an hour and a half, and late for a meeting.

PRESENTATION OF PETITIONS AND DISPOSAL THEREOF BY REFERENCE OR OTHERWISE

There were none.

MAYOR'S REPORT

Mayors Report for City Council Meeting October 1st, 2018

- The next Mayors Community forum will take place Saturday October 13th from 9:00 – 10:30 at City Hall. Including in this forum will be At – Large City Councilors Nancie Cameron and Edward Levasseur and At-Large School Board member Mark Richardson. The purpose of the forums are to foster dialog and ideas, in a non-formal

City Council Meeting
October 1, 2018

setting to continue to move our community forward. All members of the community are welcome to attend any forums

- I thoughts and prayers are with Hilltop members of the Indonesian community as they send their wishes of safety and speedy recovery to relatives and loved ones who have experienced the recent devastating earthquakes and tsunamis in Indonesia. Know that as a united community with stand with you, and will continue to pray for the safety and wellbeing of all.
- A picturesque fall day helped echo the voices of Somersworth's "Proud Past", during the Somersworth Historical Society "Talking Tombstones" tour. I had the honor of visiting with several Hilltoppers as they shared their life stories from the afterworld. I was honored to stand with Christopher H. Wells, 2nd Mayor of Somersworth, and hear how our great city has continued "On The Move" since his tenure from the 2nd Mayor to mine as the 36th.
- I enjoyed a recent walk down memory lane at the Somersworth High School Alumni Association Alumni Day. It was enjoyable reminiscing about the days at SHS and looking through old year book photos and comparing stories from other Alumni. The Alumni Association is searching for new members and is also looking for a High energy individual which would not only help with instituting technology into the association but willing to take over the gavel as leader. Any Hilltopper interested please contact the Mayor's office and we will happily introduce you to the current leadership.
- Join me and our brave men and women of the Somersworth Police Department for "Coffee with a Cop", this Wednesday October 3rd, 7am-9am at the Dunkin Donuts on Route 108. Together as a united community we will keep Somersworth safe and "On the Move!"
- Special thanks to Goodwin Health, in coordination of Strafford County Public Health Network and the Public Health Emergency Preparedness provided by Stewarts Ambulance Service for sponsoring the recent Flu Clinics throughout the Somersworth school district. All students who received parent permission were eligible to receive the Flu vaccination. We appreciate the ongoing partnership from Goodwin Community Health and our new Hilltop partner Stewarts Ambulance Service.

Item 12 Nominations, Appointments and Elections: NONE

This respectfully concludes the Mayors report for Monday October 1st, 2018

REPORTS OF STANDING COMMITTEES

Finance Committee – Next Meeting is scheduled for October 10th, 2018 at 3pm.

City Council Meeting
October 1, 2018

Economic Development – Councilor Dumont, reported that the committee met on September 18th, 2018. The committee discussed:

- 79e Tax relief application for 57-65 High St. project. There was lengthy discussion about the easement for parking. The committee recommended that the project go to full council.
- Form Based codes request for proposal
- RFP for Plaza parking lot, staff advised that they need to change their approach before going forward again.
- Former police station property, still presents challenges.
- They reviewed the Historic District Commission presentation, and will come before Council for acceptance.
- Chabots Dairy has a potential sale pending. There was discussion about the contingencies that were set for the previous owner, and if they have been completed.

Public Works & Environment Next Meeting is scheduled for October 10th, 2018 at 4pm.

REPORTS OF SPECIAL COMMITTEES, CITY OFFICERS AND CITY MANAGER

Special Committees

Building Trades Trust - Councilor Pepin reported that the treasurer of the trust has resigned, and that they are looking for a new treasurer. The committee is getting scarce on people. The whole program has changed over the years. They have built buildings that we are collecting taxes on. They supply equipment, and when the building is sold the money goes back into the fund. This has not been utilized over the past few years, because of shorter school periods, and having to transport the students on a bus. There was discussion to keep the trust open or use as scholarship money.

Cultural Commission, Councilor Dumont reported that the commission met on September 26th, 2018. The commission discussed:

- Cultural Events. There was not enough participation for the trip to Thedford Mines. They are going to look at a softer approach. They discussed ideas for the Museum to sponsor cultural events in the upcoming year.
- Discussion about a student exchange. They are discussing a trip in the spring to visit Thedford Mines.
- Wine tasting and chocolate evening. Councilor Cameron has made some headway with this event.

COAST – Councilor Dumont reported that the commission met on September 26th, 2018. The commission discussed:

- Has gone through a lot of changes over the length of time.

- Time delivery of services. They did some research and evaluations and realized that they were not delivering on a timely fashion. They have improved with the new system, and are continuing to monitor and make progress.
- Driver position is a difficult opportunity. There were 25 openings, have filled 20 since July.
- Website has been updated. They are now able to provide on demand services.
- Elected new leadership, those who are in position, remain in position.

Sustainability Committee – Councilor Levasseur reported that the Committee discussed:

- The handbook was very thorough, to address the makeup of the committee, projects for the year, etc.
- Draft plastic mitigation resolution was discussed and will be sent to the appropriate committees to be reviewed, then on to full Council.
- Looking at the Sustainability practices within the City from office supplies to large purchases.

Historic District Commission - Councilor Levasseur reported that the Commission met on September 26th, 2018. The commission discussed:

- 3 new business projects, all approved.
- 1 old business, project initially denied, because the commission did not have the proper information. The project is now approved.
- Elected officers for the current year.

City Manager's Report



CITY OF SOMERSWORTH
Office of the City Manager

TO: Mayor Dana S. Hilliard and City Council Members

FROM: Robert M. Belmore, City Manager

DATE: Friday, September 28, 2018

SUBJECT: City Manager's Report for Monday, October 1, 2018
City Council Agenda

City Council Meeting
October 1, 2018

Lay on the Table (Under Section 13 of Agenda)

- A. Resolution No. 15-19: To Approve A Bond to Provide Funding to Renovate Maple Wood Elementary School by Making Security Upgrades and other Building Capital Improvements.** Again, Bond Counsel recommended additional changes in regards to the overall text and these changes have been incorporated into this Resolution that was amended at the last City Council meeting.

New Business (Under Section 15 of Agenda)

Resolutions

- A. Resolution No. 18-19: To Authorize the School Department to Utilize Funds from an Eversource Energy Efficiency Rebate to Contract with Ideal Temp HVAC of Freemont, NH to Replace an HVAC Unit at the Middle School.** Finance Committee Chairman, Councilor David Witham is sponsoring this Resolution 'by Request' as he anticipates further discussion of this item at an upcoming Committee meeting prior to the October 15th Council meeting.
- B. Resolution No. 19-19: To Accept Curran Way as a Public Way.** Public Works & Environment Committee Chairman, Councilor Dale Sprague is sponsoring this Resolution 'by Request' as he anticipates further discussion of this item at an upcoming Committee meeting prior to the full Council taking a vote. Attached is a copy of Public Works Director Mike Bobinsky memorandum that points out Staff's concerns regarding the road's present condition and the need for a bond from the present development's (Sophie Lane, LLC) managing member, Joseph Caldarola. Director Mike Bobinsky and Director Shanna Saunders have been working with Mr. Caldarola for the past nine (9) months in an attempt to finalize the required acceptance criteria.

Other

- A. Vote to Place the Proposed Charter Amendment question on the Ballot for a Special Municipal Election on November 6, 2018.** The State Agencies (Attorney General, Secretary of State and Department of Revenue Administration) have approved the proposed Charter Amendment as acceptable for City Council to consider moving it to ballot.

- B. Vote to Approve the Community Revitalization Tax Relief Incentive (79-E) Application from Somedowntown LLC, Property Located at 57-65 High Street (under City Ordinance Chapter 31).** The Economic Development Committee met on September 18th and voted to recommend acceptance of this application. Attached is a copy of the application from David Baker, Somedowntown LLC, as well as Director Saunder's memorandum determining the application is complete. I have also attached a sample covenant and the City Ordinance regarding this Tax Incentive Relief Program.

City Manager's Items (under section 11 of Agenda)

A. Informational Items.

- 1. City Website.** Staff will be putting the finishing touches on our new City website in anticipation of us launching it on next Monday, October 8. We will also have the added feature of new interactive tax maps. These maps, created by CAI Axis GIS, will allow for a geographic map search of a property which is then linked to the property card with just the click of a button. Maps will also include buildings, easements, topographic contours, flood maps, zoning district, and other GIS data layers. Maps will be searchable by address, Map/Lot, or property owner name. I have attached a screenshot of the Website Homepage.
- 2. Upcoming City Events.**
 - **Coffee with a Cop.** National Coffee with a Cop day is Wednesday, October 3rd. Somersworth's Police will be at the Dunkin Donuts on Route 108 from 7:00 a.m. – 9:00 a.m.
 - **Fire Department Open House.** This Annual Open House will be held on Saturday, October 13th from 10:00 a.m. – 2:00 p.m.
 - **Somersworth Festival Association 16th Annual Pumpkin Festival.** Saturday, October 13th from 10:00 a.m. 4:00 p.m., Somersworth Plaza, Main Street.
 - **Somersworth Annual Senior Picnic.** Wednesday, October 17th at the Flanagan Center Gym on Bartlett Avenue from 11:00 a.m. – 1:00 p.m.

B. Attachments.


- a. **City Attorney Certifications Two (2).** City Attorney will not have Certifications until Monday, October 1st.

City Council Meeting
October 1, 2018

NOMINATIONS, APPOINTMENTS AND ELECTIONS

None at this time.

LAY ON THE TABLE

	City of Somersworth – Resolution	
	Resolution No: 15-19	TO APPROVE A BOND TO PROVIDE FUNDING TO RENOVATE MAPLE WOOD ELEMENTARY SCHOOL BY MAKING SECURITY UPGRADES AND OTHER BUILDING CAPITAL IMPROVEMENTS

September 4, 2018

WHEREAS, the City Council of the City of Somersworth desires to renovate and make capital improvements to Maple Wood Elementary School by improving security, upgrading building functionality to include, BUT NOT BE LIMITED TO, upgrades to the original HVAC system, and to repair and replace the roof; and

WHEREAS, the project costs include architecture, engineering, construction, and any other ancillary costs associated with the project; and

WHEREAS, the School Department has been notified that they have been awarded a \$720,000 (Seven Hundred Twenty Thousand dollar) grant from the Public School Infrastructure Fund to support the security improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT an amount not to exceed \$2,360,000 (Two Million Three Hundred Sixty Thousand dollars) is appropriated to renovate and make improvements to Maple Wood Elementary School by improving security, upgrading building functionality to include, BUT NOT BE LIMITED TO, upgrades to the original HVAC system, and to repair and replace the roof ; and

BE IT FURTHER RESOLVED THAT:

- (a.) the City Manager is authorized to borrow up to \$1,640,000 (One Million Six Hundred Forty Thousand dollars) under the Municipal Finance Act and issue bonds and notes payable within 15 years from their dates,
- (b.) the City Manager is authorized to issue temporary notes in anticipation of the issue of these bonds or notes,
- (c.) the City Manager is authorized to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project,
- (d.) the estimated useful life of this project is expected to exceed 15 years.

Authorization	
<i>Sponsored by Councilors:</i> David A. Witham Martin Dumont, Sr. Richard Michaud Nancie Cameron Martin Pepin	<i>Approved:</i> City Attorney

City Council Meeting
October 1, 2018

City of Somersworth – Resolution 15-19

History

First Read Date:	09/04/2018	Tabled:	09/17/2018
Public Hearing:	09/17/2018 & 10/01/2018	Removed From Table:	10/01/2018
Second Read:	09/17/2018		

Discussion

This Resolution requires a public hearing and requires a 2/3 majority vote of the City Council after the public hearing (Sections 7.13 and 7.14 City Charter).

On September 17, 2018, Councilor Witham, seconded by Councilor Dumont, made a motion to amend according to the redline report to include the repair and replacement of the roof.

Councilor Vincent said, after listening to all of the upgrades, it puts the school in a good position, with upgrades to the roof, HVAC, and security. It's a good move.

Councilor Dumont said we are turning the corner with the facilities, and we have a responsibility to maintain the facilities. He is happy to do the right thing when we approach these facilities. A great precedence has been established.

Councilor Pepin said, as far as the roof is concerned, the extra amount of money, with the tax cap, a 15 year bond will help to keep the tax to a minimum.

The motion to amend passed, 6-0.

Councilor Witham, seconded by Councilor Dumont, made a motion to table Resolution 15-19, for a second public hearing, motion passed 6-0.

On October 1, 2018, Councilor Witham, seconded by Councilor Pepin, made a motion to remove Resolution 15-19 from the table. The motion passed, 9-0.

Councilor Witham, seconded by Councilor Pepin, made a motion to adopt Resolution 15-19, as amended. The motion passed, 9-0.

Voting Record		YES	NO
Ward 1 Councilor	Pepin	X	
Ward 2 Councilor	Vincent	X	
Ward 3 Councilor	Dumont	X	
Ward 4 Councilor	McCallion	X	
Ward 5 Councilor	Michaud	X	
At Large Councilor	Witham *	X	
At Large Councilor	Sprague	X	
At Large Councilor	Cameron	X	
At Large Councilor	Levasseur	X	
TOTAL VOTES:		9	0
On 10/01/2018 Resolution 15-19		PASSED	


October 1, 2018

UNFINISHED BUSINESS

None

NEW BUSINESS

Resolutions:

	City of Somersworth – Resolution
	Resolution No: 18-19 TO AUTHORIZE THE SCHOOL DEPARTMENT TO UTILIZE FUNDS FROM AN EVERSOURCE ENERGY EFFICIENCY REBATE TO CONTRACT WITH IDEAL TEMP HVAC OF FREEMONT, NH TO REPLACE AN HVAC UNIT AT THE MIDDLE SCHOOL

October 1, 2018

WHEREAS, the School Department solicited proposals from qualified contractors to replace a failed HVAC unit at the Somersworth Middle School, and

WHEREAS, the School Building, Grounds, and Transportation Committee reviewed the bids received and recommends contracting with Ideal Temp HVAC of Freemont, NH to replace the HVAC unit utilizing funds available from an Eversource energy efficiency incentive rebate, and

WHEREAS, the Finance Committee met with the school administration and supports this recommendation at a cost not to exceed \$30,000 (Thirty Thousand dollars),

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the School Department is authorized to contract with Ideal Temp HVAC of Freemont, NH to replace an HVAC unit at the Somersworth Middle School at a cost not to exceed \$30,000 (Thirty Thousand dollars), and

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the School Department is authorized to use the Eversource energy efficiency rebate to fund this project.

Note: The School Department received \$75,000 from Eversource as an incentive for implementing certain energy efficient projects at Idlehurst Elementary School. There is currently \$33,373 left from this incentive.

Authorization	
Sponsored by Request: Councilor David A. Witham	Approved: City Attorney

City Council Meeting
October 1, 2018

City of Somersworth – Resolution 18-19


History

First Read Date:	10/01/2018	Tabled:	
Public Hearing:		Removed From Table:	
Second Read:			

Action

On October 1, 2018, Resolution 18-19 was referred to the Finance Committee.

Voting Record		YES	NO
Ward 1 Councilor	Pepin		
Ward 2 Councilor	Vincent		
Ward 3 Councilor	Dumont		
Ward 4 Councilor	McCallion		
Ward 5 Councilor	Messier		
At Large Councilor	Witham *		
At Large Councilor	Sprague		
At Large Councilor	Cameron		
At Large Councilor	Levasseur		
TOTAL VOTES:			
On / / Resolution 18-19			

	City of Somersworth – Resolution
	Resolution No: 19-19 TO ACCEPT CURRAN WAY AS A PUBLIC WAY

October 1, 2018

WHEREAS, the City of Somersworth Planning Board approved a certain subdivision known as Subdivision Plan for Bridgeview Farms, Salmon Falls Road, and Maloney Street, Somersworth New Hampshire, Tax Map 52, Lot 1, Dated July 11, 2005, last revised November 21, 2005, prepared by Trittech Engineering Corporation, recorded as Plan #83-18 at the Strafford County Registry of Deeds and the roadway was to be accepted by the City of Somersworth; and

WHEREAS, the City Council named Curran Way as a street by Resolution No. 11-08 on October 1, 2007; and

WHEREAS, the road known as Curran Way has been constructed to the satisfaction of the City,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to accept and record a deed to Curran Way and said way is hereby accepted as a public way.

Authorization	
<i>Sponsored by Request:</i> Councilor Dale R. Sprague	<i>Approved:</i> City Attorney

City Council Meeting
October 1, 2018

City of Somersworth – Resolution 19-19

History

First Read Date:	10/01/2018	Tabled:	
Public Hearing:		Removed From Table:	
Second Read:			

Action

Councilor Witham, seconded by Councilor Sprague, made a motion to suspend Council rules to allow for a second read of Resolution 19-19. The motion passed unanimously, 9-0. Following the Second read, Councilor Witham, seconded by Councilor Levasseur, made a motion to adopt to adopt Resolution 19-19.

Discussion-

Councilor Witham explained that a street cannot be accepted as a City street until the developer is completed with the proposed number of homes. This is the first time that this street has been addressed to the council. In this case, it has taken quite a bit of time for the street to come to full build out.

There has been some discussion about the integrity of the asphalt.

Councilor Witham, seconded by Councilor Vincent, made a motion to suspend rules to allow DPU Director Bobinsky to come up for questions. The motion passed, 9-0.

Councilor Witham stated that he read the memo from Director Bobinsky. There is some cracking on the road, recognized by city staff. The road was built to city specifications, and there has been degradation of the surface.

Director Bobinsky said there were boring samples of the road to test the compaction and density; they tested positive. The cracking was brought to the attention of the developer. The final suggestion was to allow him to fill the cracks, and create a uniformed cover by repaving the road. The developer will post a 2 year bond.

Councilor Sprague asked if, in 2007, were there compaction tests, on base gravel. There needs to be a better procedure for informing residence that the road is not a city road, or maintained by the city before they purchase property; maybe a sign, like other communities have.

Director Bobinsky said that the compaction tests do not stand out in his mind. There is a 1" base, and a 1 ½" top. The curbing is ok, and there is no substantial cracking on the upper end.

Councilor Witham said he called for a second read of this Resolution for the discussion to occur tonight for the people who live on Curran Way and spoke. We need to look out for the community as a whole. He would like to see this discuss at the Public Works and Environment committee.

Councilor Dumont spoke about the safety and lack of attention for danger for children. The road is prepared and accepted before the first certificate of Certificate of Occupancy is granted in other communities. If a developer is not providing the information to new residents, there is a flaw in our process.

Pepin thanked the citizens of Curran Way for showing up and for taking care of their neighbors. His main concern is that he doesn't want to accept another road that we have problems with. The base is good, need to address the crack problems.

Councilor Sprague said the cracking at the entrance of Curran Way is due to stretching, which is due to the heavy trucks entering and exiting. Without knowing specifications, he is not going to vote on this tonight. Would like it to go to the Public Works and Environment Committee for further discussion.

Councilor McCallion, seconded by Councilor Levasseur, motion to TABLE Resolution 19-19. The motion passed unanimously, 9-0.

OTHER

- A. Vote to place the proposed Charter Amendment question on the ballot for a Special Municipal Election on November 6, 2018

The Vote passed, unanimously, 9-0.

- B. Community Revitalization Tax Relief Incentive 79-E Application from Somedowntown LLC, property located at 57-65 High Street

Councilor Levasseur stated that the work Mr. Baker has done on the Teatotaller building is impressive. He believes accepting the application is the right move. He will vote to approve.

Councilor Witham said he agrees with Councilor Levasseur. We have seen evidence of what this developer can do. It is a Public benefit for a vibrant downtown, encouraging foot traffic and residents in the downtown area. It is in line with the city's master plan for a walkable community. One thing to contemplate is the 7 years of tax relief and the overall condition of the property. Many other properties have been in a significant state of disrepair.

Councilor Sprague said he is on the committee and it is premature to discuss this 79e at this point. There are a lot of the numbers are contingent upon many things. This may not be started until a year from now. He is requesting a variance for parking. If it is not approved and there is not parking lot, he would like to know what the numbers will be.

Councilor McCallion said that we've seen what he can do, and I am sure he has done his due diligence. He would like to see a number that we are losing or gaining in the last 2 additional years.

Councilor Sprague stated that the numbers will change depending on the number of parking spaces. Nobody knows what the construction costs will be.

Councilor Levasseur said we need to change the way we think about parking. Speaking from being the type of person that the developer is trying to attract, he works from home and doesn't have to travel. We are getting caught up in the 5 and 2 years. We've seen the work that this gentleman can do. He is in favor of supporting this tax relief.

Councilor Dumont said that he agrees that this developer has a history of improving the downtown. This developer spent the time and the money for the proposal, and anticipated reconsiderations for variances. There is an element of risk, but the largest risk lies with the developer. He has a forward thinking project. We cannot rely on past to dictate the future. It takes somebody who is willing to take an amount of risk. He is in favor of supporting this tax relief. He stated that it is hard to believe that the number

of parking spots will dictate the future. More than just money, there is a vision, a gut feeling and a belief that this community can rise to the top.

Councilor Pepin stated that Mr. Baker came to the committee recently, about another property. With that property, Mr. Baker said that he would not be able to renovate that property for some time based on other projects and financing. He needs to know if the city is going to grant the 79e to know if he can afford to do the property. Councilor Pepin said he will support the tax relief.

Councilor Cameron said Mr. Baker brought vision to the community and revitalization to the downtown. She will support the tax relief.

Councilor Witham, seconded by Councilor Dumont, made a motion to grant 79e tax relief to Sometown LLC, for a period of 7 years. The motion passed 8-1, with Councilor Sprague opposed.

CLOSING COMMENTS BY VISITORS

Josh Ambrose of Curran Way thanked the Council for waiving the rules to have the discussion regarding Curran way this evening while the residents were at the meeting. He understands further conversation needs to happen.

CLOSING COMMENTS BY COUNCIL MEMBERS

Councilor Pepin thanked all who were involved in the Talking Tombstones; compliments to all.

Councilor Vincent said that the Lions Club will be in the schools doing eye screening in the next few weeks. He recently went by the West High Street culvert project. He was a bit concerned with the cost of \$49k. He was not familiar with this process, so he educated himself. The project looks great and he found that it was not a bad price, he was happy about.

Councilor Dumont said grieves and will pray for the people of Indonesia; a challenged culture. We appreciate and support those in our community. He shared his concern for scam calls to the elderly, especially where some have been threatened to go to jail. Congratulations to the Somersworth High School football team. Go Red Sox!

Councilor Witham stated that he was happy to see the City's newly acquired street sweeper sweeping its way through town. He shared his concern for the litter of bags and flower pots along the side of the road on High Street. It looks like someone may have lost their purchases as they pulled out of Home Depot. He also checked out the culvert on West High Street and is happy with the progress.

He spent some time looking over materials from the HDC workshop; the ordinance revision is to make it easier on homeowners to do repairs and retain the integrity. He would like to better understand that process.

He saw in the International City Manager Publication, our City Manager Bob Belmore was recognized for 40 years to Municipal government.

Councilor Sprague stated that the culvert on West High Street could have done cheaper, but not in the time frame that was required.

The Public Works and Environment Committee will be meeting in the Executive Conference room at 4:00 on Oct 10th. On the agenda is Curran Way. He encouraged residents to attend.

He wished Mr. Baker good luck with the project, stating that he is for the project, but should remember that Somersworth is a walkable community, not everyone will need a car.

SRPC talked about the Rt. 108 corridor. He was recently in Freeport, Maine on Rt. 1. The turning median made you go slower. City staff should take a trip up there and see what they have.

Councilor Cameron said she attended the Talking Tombstones. It was a wonderful event. She found the tombstone of friend, John Valentine. She reminded the community that the Pumpkin fest on the 13th.

Councilor Levasseur stated that he has recently moved to 155 High Street. He still enjoys the amenities in the downtown area. He would like an update on the solar project on the Blackwater site. He would also like an update on the yield signs that were agreed upon in the downtown corridor. If we are going to be a walkable community, need to be about it.

ADJOURNMENT

Councilor Michaud, seconded by Councilor Pepin, made a motion to adjourn. The meeting adjourned at 9:27 pm.

Trish Harris, City Clerk

Dana Hilliard, Mayor