

The Claremont City Council held a meeting on Wednesday, March 10, 2010, in the Council Chambers of City Hall.

The meeting was called to order by Mayor Cutts at 6:30 p.m.

Members of the Council present were:

Ward II Councilor Keith Raymond
Ward I Councilor Victor Bergeron
Ward III Councilor Nicholas Koloski
Assistant Mayor Andrew Austin
Mayor Deborah Cutts
At-Large Councilor Adam Burke
At-Large Councilor Kyle Messier
At-Large Councilor Jeffrey Goff

Absent:

At-Large Councilor Christopher Lewis

Also present were:

Guy Santagate, City Manager
Jane Taylor, City Solicitor

MAYOR'S NOTES

Stevens High School Student Council Update

None

Mayor Cutts congratulated those elected/re-elected to the Claremont School Board last night.

Mr. Koloski recognized those that on February 22nd helped save the life of a man who had a medical emergency while swimming at the Goodwin Bailey indoor pool.

Claremont Parks and Recreation

Jody Race, Lifeguard
Tim Herson, Aquatics Director
Scott Hausler, Parks and Recreation Director
Alex Coombs, Superintendent of Recreational Programs

Claremont Fire Department

Captain Tom Belaire

Lieutenant Steve Chiasson
Lieutenant / Paramedic Jeff Morin
Firefighter/EMT-I Michael Zombeck
Firefighter /EMT Josh Hansen

Claremont Police Department

Andy O’Hearne
Corporal Crystal Simonds
Mark Mataruso
Dispatcher Melissa Blackwell

Golden Cross Ambulance

Jon Hackett
Sean Magoon

DHART

Flight Communicator, Tom Perron
Pilot, Grant Hamilton
Registered Nurse, Patrick O’Connell
Flight Paramedic, Doug Martin

Good Samaritans

Dwight Dansereau
Ken Rahne
Barbara Fabrycky
Bonnie Sczuka-Dodson

Mayor Cutts presented a commendation certificate to Lifeguard Jody Race for her actions at the pool. Ms. Race added two names to list: Chastity Green, Support Person for Independent Services Network and Ginny Parker, Pathways. Ms. Race said it was a team effort.

Mr. Goff read a statement about the school bond vote. If the recount holds up, Claremont has turned a page in our history. The Council has responsibility to move the City forward. He would like collaboration between the Council and the school to continue to succeed. He congratulated the school building committee.

Mayor Cutts said the Claremont Home Show will be March 20 and 21 at the Claremont Middle School.

REPORT OF THE SECRETARY

A motion was made by Mr. Burke and seconded by Mr. Raymond to accept the minutes of the February 10, 2010, City Council meeting.

Roll Call Vote: Motion carried 8-0.

APPOINTMENT TO BOARDS AND COMMITTEES

Claremont Development Authority

Mayor Cutts read a letter of endorsement from the CDA Board for Steven Picano from the CDA into the record. The letter was also signed by City Manager Guy Santagate.

Mr. Raymond nominated Steven Picano to seat #3 of the Claremont Development Authority.

Roll Call Vote: Motion carried 8-0.

Fiske Free Library Board of Trustees

Mr. Burke nominated Virginia Holbrook to seat #2 of the Fiske Free Library Board of Trustees. Mr. Bergeron seconded.

Roll Call Vote: Motion carried 8-0.

Historic District Commission

Mr. Raymond nominated Kristin Kenniston to seat #1 of the Historic District Commission.

Roll Call Vote: Motion carried 8-0.

Mr. Raymond nominated David Messier to seat #4 of the Historic District Commission.

Roll Call Vote: Motion carried 7-0 with Ms. Kyle Messier abstaining.

Parks and Recreation Commission

Mr. Burke nominated Thomas Batchelder to seat #5 of the Parks and Recreation Commission.

Roll Call Vote: Motion carried 8-0.

Zoning Board of Adjustment

Mr. Bergeron nominated Michael Hurd to seat #2 of the Zoning Board of Adjustment.

Roll Call Vote: Motion carried 8-0.

Mr. Koloski nominated James Hanson to seat #3 of the Zoning Board of Adjustment.

Roll Call Vote: Motion carried 8-0.

OLD BUSINESS

Ordinance 505 Water Rates – Second Reading – Public Hearing

The purpose of this proposal is to revise and update both the Code provisions and rate schedule to implement the 2010 updated Water Rate Study recommendations presented to the City Council at its January 2010 meeting.

Enactment of this Ordinance will provide adequate funding to the Water Enterprise Fund for funding the costs of operation, maintenance and capital improvements for the City's water system and treatment facilities and to qualify for state revolving loan fund grants for future improvements to the City's water supply infrastructure.

Bruce Temple, Public Works Director, showed a PowerPoint presentation about Water and Sewer Rates in several communities. Mr. Temple noted that if the proposed rates are adopted, Claremont will still be lower than Newport and Lebanon.

- Water Rates (per 100 cubic feet) Existing
 - Newport \$3.64
 - Lebanon \$2.80
 - Hanover \$2.55 (Dartmouth College owns water company)
 - Claremont \$2.70
- Water Rates (per 100 cubic feet) Proposed
 - Newport \$4.00
 - Lebanon \$3.56
 - Hanover no change
 - Claremont \$3.10 or \$1.90 (low volume user will pay least amount)
- Water Rates Graph
 - Hanover rates went to \$2.55 at the end of last year
- Sewer Rates (per 100 cubic feet) Existing
 - Newport \$5.06
 - Lebanon \$4.89
 - Hanover \$2.72 (Medical Center sends its sewage to Hanover, not Lebanon)
 - Claremont \$4.00
- Sewer Rates (per 100 cubic feet) Proposed
 - Newport \$6.33
 - Lebanon \$6.11
 - Hanover stay same
 - Claremont \$4.80
- Sewer Rates Graph

Mr. Bergeron said he was absent last meeting, so he asked about how we would achieve payback on the meter read system. Mr. Temple said it was set up for 2012. There may be federal funds

available. American Recovery monies would pay one half and the balance would be paid at 3.25% over 20 years, very attractive. We can account for 75% of the water shipped from the water plant which is a loss of 25%. Radio read would allow us to read more accurately and more often if needed and there are electronic billing capabilities. Payback would be to find lost water and reduce manhours to do the readings (currently 2-3 people, 2 times a year for 2 weeks). There would be an increase in accuracy and efficiency. Meters can be read from a vehicle (15-20 year batteries on the meters) or remotely depending on which system is purchased. Three to five year pay back. Mr. Bergeron asked why there is such a large fee increase for fire lines. Mr. Temple said according to the study, fire lines are under charged.

Mr. Koloski asked about the difference between the ordinance and the original PowerPoint that was presented in January. Mr. Temple said the presentation was only a recommendation and that the ordinance amounts may be rounded.

A motion was made by Mr. Raymond and seconded by Mr. Bergeron to adopt Ordinance 505 Water Rates on second reading.

Mr. Raymond read the explanation of proposed action into the record.

Mayor Cutts opened the public hearing.

Cynthia Howard, Ward 2, said this is the wrong time, due to the economic downturn, to raise rates. She said this will stymie business.

Steve Raymond, Ward 1, asked if other cities and towns pay for water and sewer for their schools and municipal buildings. Mr. Temple said in NH that water and sewer are enterprise funds. Mr. Santagate said water and sewer are paid by user fees and are not on the General Fund tax rate. Mr. Temple said the users pay their own bill.

Bernie Folta, Ward 3, asked if there were any charges leaked through from the Enterprise Fund onto the taxpayer in reference to a water main break where the Public Works does the repair. Mr. Santagate said in reference to allocation of cost, if costs are incurred by the Water Department and not allocated at that time, it is re-allocated to the Water Department. It cannot be allocated anywhere else. When doing a water, sewer and paving project in the street, costs are allocated to the proper cost center.

Mayor Cutts closed the public hearing.

Mr. Bergeron said there has been no major rate increase in 10 years and if we continue to put it off, costs will only increase. EPA (Environmental Protection Agency) changes will cause increases.

Mr. Burke asked about the systems being self-sustaining. Mr. Temple said the Water Department is doing okay, but the Sewer Department is not in good shape. Capital improvements and the rate structure will sustain it. Sewer has had very few adjustments in 32

years. It costs less than ½ a penny for a gallon of water from the tap and gives a break to low volume users. The City does not make a profit. Some infrastructure is from 1910. This increase is about 8%.

Mr. Goff said last year this was put off and we cannot continue to do so. Having sustainable water and sewer funds as well as capital improvement plans will attract industry here. This is very reasonable.

Mr. Koloski said he was uneasy about the rounding. He asked if other Councilors had received feedback.

Mayor Cutts said she had solicited feedback and heard from eight citizens. They were not happy with the increase although they understood the reason for it. It is the Council's responsibility to have a safe environment and services for citizens. Those citizens were happy with the current service and they do not want water and sewer to be a problem.

Mr. Raymond commented, in reference to our rates compared to other communities, that Hanover does not have a water facility. Their water comes out of a pond.

There was a discussion about the difference in numbers from the presentation to the ordinance. The ordinance did not change from first reading to second reading. The presentation was what the consultant recommended to the City, however the consultant did not write the ordinance, the City's finance and legal people did. The ordinances were posted on the City's website. Mr. Koloski said he was not comfortable with the rounding and would vote no.

Mayor Cutts said the draft ordinance provided to the Council for first reading was the same information as the ordinance provided to the Council at the second reading.

Roll Call Vote: Motion carried 7-1 with Mr. Koloski voting no.

Ordinance 506 Sewer Rates – Second Reading – Public Hearing

The purpose of this proposal is to revise and update both the Code provisions and rate schedule to implement the 2010 updated Sewer Rate Study recommendations presented to the City Council at its January 2010 meeting.

Enactment of this Ordinance will provide adequate funding for the Sewer Enterprise Fund to fund the costs of operation, maintenance and capital improvements for the City's wastewater system and treatment facilities, to bring the City's wastewater treatment rate structure into compliance with federal law and regulation and to qualify for state revolving loan fund grants for future improvements to the City's sewer system infrastructure. This is the first increase in City wastewater rates since 2000.

The chart showing the Sewer Flat Rate (Unmetered Users) fee contained a typographical error in the heading starting with FY 2009 for \$264.00 in the ordinance. It should start with FY 2010 for \$264.00. That was a typographical error. There was discussion about how to correct it.

A motion was made by Mr. Goff to send ordinance 506 Sewer Rates back to first reading for correction of the typographical error. The motion was seconded by Mr. Koloski for discussion.

Mr. Raymond said he will vote no because he thinks we can change the year on the chart to start at FY 2010. Mr. Austin agreed. Mr. Bergeron agreed.

Mayor Cutts asked Mr. Temple about the impact of going back to first reading. Mr. Temple said the sewer rate is in critical need of adjustment. A couple of years ago the City gave back the SRF line of credit because we didn't have the rate structure and money to support a continued capital improvement program.

Mayor Cutts said with this motion that the first reading would be April and then the second reading would be in May. She will vote no to sending it back.

Roll call vote: Motion failed 1-7, with Mr. Raymond, Mr. Bergeron, Mr. Koloski, Mr. Austin, Mr. Burke, Ms Messier and Mayor Cutts voting no.

A motion was made by Mr. Austin and seconded by Mr. Burke to adopt Ordinance 506 Sewer Rates on second reading.

Mr. Austin read the explanation of proposed action.

A motion was made by Mr. Burke and seconded by Mr. Austin to amend Ordinance 506, Sewer Rates, Sewer Flat Rate (Unmetered Users), to change dates to read FY 2010 through FY 2015.

Roll call Vote on Amendment: Motion carried 8-0.

Mayor Cutts opened the public hearing. No one spoke. She closed it.

Mr. Koloski said he would vote no for the same reason as for Ordinance 505, Water Rates.

Roll Call Vote: Motion carried 7-1 with Mr. Koloski voting no.

CITIZEN'S FORUM

David Putnam, Ward 2 and School Board Chair, and Christine Terrell, Ward 2 and School Board member, talked about the results from yesterday's school bond vote. Mr. Putnam thanked the community for its support. He said now Claremont can participate in economic good times. He read a part of a letter from NEASC (New England Association of Schools and Colleges), their

accreditation governing body, stating they school had to submit a report to the NEASC on the March bond vote. The school's warning status will be reviewed when the report is received. Ms. Terrell also thanked all community members for their participation. Mr. Putnam agreed with Mr. Goff's words at the start of the Council meeting.

NEW BUSINESS

Motion to Authorize Conveyance & Easements to G.B. New Hampshire 2 LLC (CVS)

Mr. Goff recused himself because of a fiduciary conflict.

Nancy Merrill, Planning and Development Director, said this had been before Council twice before. Linda Connell, attorney representing G.B. New Hampshire 2 Attorney, said there is a need to authorize the City Manager to make the conveyance of properties at closing. They will be back before the Council for the street discontinuance. This will be a land swap of parking spaces.

There was discussion about turning lanes and parking. Gordon Leedy, Landscape Architect and Planner, talked about the turning lane signal and crosswalk. Mr. Leedy said they are working on the signal design and there will be a crosswalk across Broad Street. There will be left turning into CVS as you are heading south on Broad Street, but there is no dedicated left turn from Broad onto Water Street, it is going to be a permissive left turn. There will be a right turn in to CVS as you are heading north on Broad and when exiting, you have full access at the signal. They are working with NHDOT, their engineers and the Planning Department on traffic and layout preliminary plans.

A motion was made by Mr. Koloski and seconded by Mr. Austin to authorize the City Manager or his designees to execute and take all such actions as may be required to convey land now owned by the City of Claremont and located at and identified as Tax Map 120-174 (Broad Street), 120-177 (Wall Street), 120-165 and 120-166 (both Tremont Street) to G.B. New Hampshire 2, LLC or assigns for purposes of development of a CVS Pharmacy building, parking lot and other site improvements thereon and to accept all proceeds related thereto for deposit into the applicable City account.

Roll Call Vote: Motion carried 7-0 and with Mr. Goff abstaining.

A motion was made by Mr. Burke and seconded by Mr. Raymond to authorize the City Manager or his designees to negotiate, execute and take all such actions as may be required to convey to and to obtain from G.B. New Hampshire 2, LLC or assigns pedestrian, vehicular, parking, emergency access and utility easements across property owned by the City and G.B. New Hampshire 2, LLC, respectively, related to development of a CVS Pharmacy building, parking lot and other site improvements on property to be conveyed by the City to G.B. New Hampshire 2, LLC that includes parcels identified as Tax Map 120-174, 120-177, 120-165 and 120-166, as well as such easements as may be appropriate

and necessary across such parcels as may be acquired at a future date for purposes of this development by G.B. New Hampshire 2, LLC or assigns. Said easements to be detailed in appropriate Easement Agreements to be filed in the Sullivan County Registry of Deeds.

Roll Call Vote: Motion carried 7-0 with Mr. Goff abstaining.

Motion to Transfer Funds Police and Fire Departments

Mary Walter, Finance Director, said in last year's budget, several positions were not re-filled when they were vacated. The funds were approved in the 2010 budget and those positions were carried within the 417 budget. We are getting ready to hire people, so we need to transfer the funds from General Services to the Police and Fire Departments.

A motion was made by Mr. Raymond and seconded by Mr. Koloski that the Claremont City Council, pursuant to Article III, Section 45 of the Claremont City Charter, hereby authorizes the City Manager or his designees to transfer the sum of \$96,402.00 from the General Services Budget (417) to the Police Department Budget (421) and the Fire Department Budget (422) to account for payment of salary and benefits related to the hiring of personnel to fill previously frozen positions, such funds having been raised and appropriated in the 2010 City budget.

<u>Transfer from General Services (417)</u>		
To Police Department (421)	\$	51,924.00
To Fire Department (422)	\$	44,478.00
<i>Total to be transferred</i>	\$	96,402.00

Roll Call Vote: Motion carried 8-0.

Mr. Goff asked about the person in the Planning Department Budget. Ms. Walter said that person resigned so that money will not be expended and at year-end it will drop into Fund Balance.

Single Stream Recycling

Mr. Temple gave out a handout, "Zero-Sort Recycling." Mayor Cutts asked Ms. Walter to put it on the City's website. Mr. Temple said the Transfer Station is open two days a week. Next Tuesday, March 16, they will start accepting mixed recycleables: cardboard (cereal boxes, juice boxes); paper (newspapers, junk mail, magazines); plastic (containers #1 - #7) and cans (aluminum, tin, steel containers, i.e. pie plates, trays, foil). These can all be put into one bin. Glass has to be separated out. Flimsy plastic grocery bags need to also be separated. They will work with the public on it. They will build a new 10 ft x 20 ft shed (put & take). They are trying to encourage recycling, but they won't accept junk. Recycling bins are still available.

Mayor Cutts said she will be at the Transfer Station the first weekend in April to thank all for coming out and handing out recycling bins.

Mr. Austin said that he had previously seen Burlington's recycling operation and it is impressive. He asked about the sorting. Mr. Temple said that Casella collects it and then sorts it off site. That is all built into the operational fees. Mr. Austin asked how to determine plastic numbers. Mr. Temple said the numbers are on the bottom of the containers.

Mr. Koloski thanked Mr. Temple for all the work. Mayor Cutts said that social responsibility should be enough, but it is not. She is grateful for this.

Mr. Goff asked about recycling personal information. Mr. Temple said personal information should be shredded before recycling and they do recycle shredded paper.

Mr. Burke asked about recycling at Marro's Home Center. Mr. Temple said Marro's and Wal-Mart are privately owned (and not related to the City's efforts) and they are not single stream.

Google Community Pilot Program

Mr. Burke described a program Google is planning to build, and test ultra-high speed broadband networks in a small number of trial locations across the country. They'll deliver Internet speeds more than 100 times faster than what most Americans have access to today with 1 gigabit per second, fiber-to-the-home connections. They'll offer service at a competitive price to communities of at least 50,000 population, and potentially up to 500,000 people.

As a first step, they're putting out a Request for Information (RFI) to help identify interested communities. Their goal is to experiment with new ways to help make Internet access better, and faster for everyone.

Mr. Burke showed a You Tube video about this program. He said the project would provide broadband access to everyone in the community which Comcast does not.

Mr. Santagate commended Mr. Burke for his forward thinking. If Council wants him to explore this opportunity or file an application (deadline March 26), he would. There may be a minimum population requirement, so we may look to partner with the county or the UVLSRPC (Upper Valley Lakes Sunapee Regional Planning Commission). Mr. Burke said Google is looking for applications as well as supporting applications. He has been in contact with Red River Computer and they are in full support and will submit a partner application if we decide to apply. There are also a couple of other businesses interested in supporting this effort.

There was discussion about what areas to include, i.e. Upper Valley and Windsor, VT.

Mayor Cutts said from a healthcare perspective, DHMC can do 3-dimensional medical imaging, but she's not sure if Valley Regional Hospital can do it, yet, so they may offer their support of an application. Mr. Burke said any citizen can apply for support on Google's website. He recommended applying.

Bernie Folta, Ward 3, thinks it would be wonderful. He talked about UVLSRPC having a meeting next Monday, 2 p.m. in Enfield for a Regional Broadband Initiatives Forum. Mr. Santagate said someone from staff will attend the meeting. Mr. Folta said he will also attend.

Mr. Temple, as a side note, said he was at a road agents meeting yesterday and they showed a pilot program on Google and how it related to accessibility. It had the ability to monitor snow plows (GPS). It's a neat program and he is hoping Claremont can be a part of it.

Mr. Koloski said this is exciting and he supports this.

Mayor Cutts asked Mr. Burke and Mr. Santagate to get together and decide what is needed. Council concurred.

Social Networking

Mr. Burke said he would like to use the social networking site Facebook to get public information out to residents, i.e. meeting notices, agendas, packet information, community news and events. He suggested Parks and Recreation could post swim hours and Public Works could post photos of finished projects. He really wanted to get information to the public so they can follow along during meetings.

Mr. Santagate said that two departments are on Facebook, the Library and Parks & Recreation. He thinks exploring it for other departments and expanding that where appropriate could be a real advantage to the City. He suggested speaking with the Local Government Center (LGC) because of their experience and guidelines they have developed. He asked if Council wanted him to check with LGC for their guidance. Mr. Burke agreed. Mr. Koloski assured that this in no way would replace other communications; it is in addition to them.

Mr. Goff asked about manhours needed for this. Mr. Santagate said we would have to think about that. There are plans to refresh the City's website, however there is no staff dedicated to the website or this other piece. We pay dues at the LGC and we can use them as a resource. Mr. Goff said the thing about social media is that the information has to be fresh and updated, so dedicated personnel will be needed. He noted there was an article about social media traps in the February edition of LGC's *Town and City*.

Mr. Burke said the content would be informational only and that when it is posted to the website, it would also be posted on the social site at the same time.

Mayor Cutts asked Mr. Santagate to update the Council on what he finds out from LGC. Mr. Burke asked for a report from the Library and Parks & Recreation sites. Mr. Santagate agreed.

COMMITTEE REPORTS

Master Plan Committee

Scott Pope said he went before the Planning Board to say the Master Plan process had started again. He told a story about walking through the City with Governor John Lynch in 2004 and talking about the City's Master Plan which was from 1991 with a 2001 revision and realized there was no current plan. The first part of the Master Plan, Visioning and Land Use, has been written and approved by the Claremont Planning Board. To start the process for those approvals, three community forums were held: the first forum had 150 attendees; the second had 90; and the third had 50 (not including the organizers). The second part of the Master Plan has started, but there were snags (i.e. Planning Department changes, recession and budget issues). A draft of the Transportation chapter will be given to the Planning Board soon. These chapters are being done by citizen committees: Transportation, Economic Development, Historic Resources, Housing, Natural Resources, Parks & Recreation and Community Facilities. They are working with the City to get this done. Stops and starts (as the economy has changed) will add balance to the data. They have the support of Planning and Development Director Nancy Merrill and the Planning Board. Now they have good continuity going on. The core group remains the same, and the intent of the Master Plan Committee remains the same and that is to create a living document for Claremont. Anybody can be involved.

Mr. Austin said the City needs the firm direction of a Master Plan. Mr. Austin talked about Open Space, but Mr. Pope said Master Plan does not do anything with ordinances. Mr. Pope said the Master Plan is visions of what the community wants to look at. Mr. Santagate said the Open Space Committee meets separately. He noted that last year there was only one permit issued for a residential building. The issue of growth versus no growth is a question about expenses related to the infrastructure which the City already has and how we will support it going forward. That question is before the Open Space Committee and he hopes to have an answer by June or July. The community wants to grow the City, but the tough question is how. He wanted to clarify that these are two separate issues. Mr. Pope said that the Master Plan is not a bunch of opinions, it is data based. In the past they have looked at housing trends. In the future, they will look at roads, traffic counts, what is historic, parks and use, economic development trends (local versus national), State RSAs, energy ideas and needs and past ordinances. Master Plan Committee is made up of teams and they need people for the Historic Resources and Natural Resources Committees. Contact the Planning office if interested. His goal is to keep this as a living document. Mr. Pope said his goal is to keep the Council informed. The Master Plan is not the purview of the Council. The Planning Board sets committees and approves the Master Plan. In order to keep it as a living document, there has been a suggestion for an Accountability Committee (Planning Board Chair, City Manager, Mayor, Master Plan Chair, 2-3 citizens and if there is a focus, 2-3 people involved in that focus area).

Mr. Burke thinks the Accountability Committee is a great idea. He asked about the Transportation Chapter setting a truck route. Mr. Pope said the NH DOT (Department of Transportation) sets the truck route.

Mayor Cutts asked more about the Accountability Committee. Mr. Pope said that is so the Plan does not end up on some shelf somewhere with no action being taken.

Mr. Austin said a traffic committee had done a truck route study about a year ago. Mr. Santagate said UVLSRPC (Upper Valley Lakes Sunapee Regional Planning Commission) was involved. They filed their report with the state. There were three suggested truck routes, but there was no good clear best route. One was recommended, but it's not great. We will take another look at it and talk to DOT to see what they think. Signage is a problem in the City. Signs may be used to re-direct trucks if they are going to Vermont.

Ms. Messier asked if other communities have an Accountability Committee. Mr. Pope said not a lot of them do; Claremont is on the leading edge for this. Ms. Messier asked what the charge of the Planning Board is in regard to the Master Plan and if they are accountable for the Plan. Mr. Pope said the Planning Board approves the Plan and they can use whatever methods they need to do that.

Mr. Burke suggested accountability may not be the right name.

Mayor Cutts asked what action was needed. Mr. Pope said if the Council wanted the committee to keep going to so say. Mayor Cutts stated Council endorsed the Master Plan Committee to keep moving forward. Council concurred.

CITY MANAGER'S REPORT

Mr. Santagate said at a prior Council meeting that Mr. Koloski had requested information on how other cities handle citizen forum or citizen participation. There are 12 cities in NH; he looked at 9: Somersworth, Rochester, Portsmouth, Nashua, Manchester, Laconia, Franklin, Dover and Berlin. Generally, they allowed a person to speak for 3-5 minutes on agenda or non-agenda items, but the comments must be made during the citizen forum, not as each item comes up on the agenda. Keene allows no participation, only by permission of Council. Lebanon is the only city in the state that allows citizens to speak on agenda items as they come up. Mr. Burke spoke to the Mayor of Keene at an LGC workshop and confirmed that was how they handled it and that most agenda items are decided before the Council meetings.

Mr. Santagate said that CVS hoped to start in late spring/early summer. Lowes is almost done and expects to open mid/late April. There will be about 100 new jobs there and a substantial tax bill that they will pay to the City. Structal will demolish one-half or more of its building and build a new addition. They could add up to 100 new jobs. They have a lot of contracts for bridge building. The Brown Block is close to getting a new tenant in the restaurant. Esersky's has moved to Pleasant Street and he wished them luck.

Mr. Goff asked for an update on the purchase of Innovative Homes. Ms. Taylor said we are waiting to hear back and hopefully the issue has been resolved. Mr. Santagate said contact has been made to the person who was not noticed 25 years ago when the property was taken. If the person signs off, we won't have to go to court. In the mean time, Innovative Homes is moving

ahead. Good work was done by the Police Department in locating that person. Mr. Raymond said they have started leveling the land.

FUTURE AGENDA ITEMS AND DIRECTIVES

Mr. Bergeron said he has had inquiries about code enforcement. A person had to redo their bathroom three times. Mr. Santagate said Code Enforcement was put under the Planning and Development Department a while ago to keep everything under one roof. The City does not tell people how to do work on their property, because then we would assume liability, so a citizen submits a plan and then it is approved or not. Mr. Santagate said if there is a specific issue, the citizen should send in a complaint form and he will chase it down. He told Mr. Bergeron to refer the citizen to the City Manager's office.

Mr. Koloski asked about the process of naming city property after someone who has passed away. Mayor Cutts asked Mr. Santagate to look into the process. He said he would.

Mr. Austin said in reference to less expensive housing that we are coding ourselves right out of business. The complaints he gets about codes are that they are too stringent. Mr. Santagate said we can revisit the code issue. We adopted the state codes. Technical review by Code Enforcement, Fire and Public Works is done on projects and that helps. If there is a specific complaint, we want to hear about it. Mr. Austin said with businesses coming in, we will need housing. Mr. Santagate talked about the graying of NH (6th oldest, tying with Florida). We pay to educate our children here and then when they are ready to be productive, they leave the state. It is a mistake to look at our youth as a liability. If we don't have a vibrant young workforce, we won't get the industrial base. Affordable housing is not subsidized housing. First-year fire, police and teachers can afford about a \$130,000 house. Mr. Koloski said he is on the Governor's task force to keep 55% of graduates in NH.

Mr. Koloski asked about the status of city-owned properties (Pleasant Restaurant and Claremont Conference Center) and have they been shored up. Mr. Santagate said of the Pleasant that we have tried to get people interested. Those properties are issues as they are not up to code and it would be expensive to put them up to code, but that would be okay if there would be a return-on-investment. Mr. Santagate said there is an issue with the armory (we are using it for storage) as well.

Mr. Koloski asked about the Council tour. Mayor Cutts asked Council to give her avoid dates for Fridays.

Mr. Goff asked about a joint meeting with the School Board and also with the State Representatives. Mayor Cutts will work on that.

Mr. Burke prefaced that he is not in favor of doing away with public input, but could be in favor of restructuring the public input. Mayor Cutts instructed Council how to make a change to a Council Rule.

Mr. Burke talked about the Claremont 250th Anniversary Committee. The group consists of himself, Wayne McElreavy, Ray Gagnon and Colin Sanborn. They are looking for a treasurer to help fundraise. Anyone who is interested, please call Ray Gagnon or Adam Burke. Mayor Cutts asked that this be added as a standing committee to the Committee Reports.

CONSULTATION WITH LEGAL COUNSEL

None

ADJOURNMENT

At 10:21 p.m., a motion was made by Mr. Bergeron and seconded by Mr. Raymond to adjourn.

Roll Call Vote: Motion carried 8-0.

Respectfully Submitted,

Dorée M. Russell
Clerk to the Council