

Council Meeting  
February 12, 2014  
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The Claremont City Council held a meeting on Wednesday, February 12, 2014, in the Council Chambers of City Hall.

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

Members of the Council present were:

At-Large Councilor Keith Raymond  
Ward III Councilor Nicholas Koloski  
Assistant Mayor Victor Bergeron  
Mayor James Neilsen, IV  
At-Large Councilor James Reed  
Ward II Councilor Charlene Lovett  
At-Large Councilor Kyle Messier (late)

Absent:

Ward I Councilor Carolyn Towle (excused)  
At-Large Councilor John Simonds (excused)

Also present were:

Guy Santagate, City Manager  
Jane Taylor, City Solicitor

## **MAYOR'S NOTES**

### Claremont 250<sup>th</sup> Anniversary Committee

Mr. Koloski said the Claremont 250<sup>th</sup> Anniversary Committee meets weekly. They are still looking for volunteers to help and they are also looking for funding. The Committee can be reached by e-mail at Claremont250@gmail.com. There will be a change to the sculpture. Canam wants it to be taller. It will be a measurement in height that equals the number 1764 (17.64 yards or 52 feet, 7 inches) which is symbolic of the year of the City's Charter. License plates and calendars are available for purchase at Central Collections.

Mr. Santagate asked to meet with the Committee about parking meters that are in the basement. Mr. Koloski said some artists have volunteered to work on them and then put them out for auction for fundraising.

Ms. Lovett talked about the Visitors Center providing information about the 250<sup>th</sup> events throughout the year and the products that are made here. She asked about doing an RFP to have the Visitors Center open Friday through Sunday. Mr. Koloski talked about drawing tourists to the City and that this would not be on the City's dime.

Mr. Santagate said that Canam would be willing to have their employees help the day of the 250<sup>th</sup> Anniversary event.

At 6:37 p.m. Ms. Messier arrived.

#### **REPORT OF THE SECRETARY**

**A motion was made by Mr. Raymond and seconded by Mr. Reed to accept the minutes of the January 29, 2014, City Council meeting.**

Ms. Lovett said the 56 Opera House Square address on page 6, 2 paragraphs about the Charter Commission Update was incorrect. It should have been the address for the old Unitarian Church on Broad Street.

**Voice vote: Motion carried 7-0.**

#### **APPOINTMENT TO BOARDS AND COMMITTEES**

##### Claremont Development Authority

**A motion was made by Ms. Messier and seconded by Ms. Lovett to re-appoint Andre Lafreniere to seat #3 of the Claremont Development Authority.**

**Voice vote: motion carried 7-0.**

##### Fiske Free Library Board of Trustees

**A motion was made by Mr. Raymond and seconded by Mr. Bergeron to appoint Mary Vidro to seat A-1 of the Fiske Free Library Board of Trustees.**

**A motion was made by Mr. Raymond and seconded by Mr. Bergeron to appoint Arthur Vidro to seat #5, of the Fiske Free Library Board of Trustees.**

**Voice vote for both seats of the Fiske Free Library Board of Trustees: motion carried 7-0.**

#### **CITIZEN'S FORUM**

Mayor Nielsen said if someone wants to speak to an agenda item, but cannot stay until that item is presented, they can speak to it during Citizen's Forum and then leave.

Bernie Folta, Ward 3, talked about criticisms he has heard from Vermonters that because the Visitors Center was built using funds from the National Highway Administration, it is illegal to have City offices in that building. He suggested checking it out.

Kimberly Irish, Ward 3, Vice President of Public Relations for the Twin Valley Adult Sports League and the Twin Valley Flag Football League, handed out copies of a document that was written by a member of the Claremont Parks and Recreation Commission. She said the document alleges an inappropriate action by a City employee and threatens civil action against the employee and the City. She said this member has violated the City's Code of Conduct. She asked Council to place this on a future agenda and to remove Wayne McElreavy from his position on the Claremont Parks and Recreation Commission.

Council invited Damien Fisher who is not a resident of Claremont, but is an employee of the Eagle Times, to speak. Mr. Fisher asked, under RSA 91-A, for a copy of the correspondence.

## **OLD BUSINESS**

### New Community Center Update

Mark Brislin, Parks and Recreation Director showed a PowerPoint presentation of the February Report.

- Claremont Community Center February 2014 Report
  - Listed programs available at the Claremont Savings Bank Community Center
  - 5,358 members
  - \$546,939 membership sales
  - 10,521 guest passes
  - \$46,712 guest pass sales
  - \$593,651 gross revenue
  - 112,428 total patrons since opening
  - 90 hours/week CCC open for patrons
  - 10,080 patrons/month
  - 365 patrons/day
  - 28.5 patrons/hour
  - \$0.26 cost recovery prior to opening
  - \$0.62 cost recovery of new facility

He said there will be an open house on March 1<sup>st</sup>, 9 a.m. to 2 p.m. to celebrate the CSB Community Center's one-year anniversary. They will be offering free mini classes. February 22<sup>nd</sup> they will offer the first of three Indoor Triathlon Series.

Mayor Neilsen suggested a way to save money would be to look at the noon to 4 p.m. timeframe on Sunday and asked if attendance is high enough to warrant the hours and staff costs. Mr. Brislin said during the winter hours it is heavily used, but they may review the hours for the summer.

Ms. Lovett suggested posting the Open House on the City's website. Mr. Brislin said that will be done. Ms. Lovett asked to include the status of the smoking policy and the starting blocks in the department report.

Mr. Koloski said every Monday from 4:30 p.m. to 7 p.m. he sees how busy the CSBCC is and how responsive the staff is.

Mr. Raymond said it is wonderful they are sending out membership reminders by e-mail.

Ms. Lovett asked if there is a change in membership cost. Mr. Brislin said they want it to be open for a year before deciding if changes are needed.

#### Hot Water District Heating System Update

Michael Jesanis, HotZero, said they were here in May. He showed a PowerPoint presentation update of the proposed Hot Water District Project.

- Discussion with Claremont City Council Updating Proposed District Heating System
- Principals of HotZero Have Long Commitment to Advancing New Ideas in Energy
  - Doug Foy – Chairman
  - Dick Henry – Founding Director
  - Mike Jesanis – Managing Director
- Why HotZero
  - Reduce heating costs by 10% to 20%
  - Improve price stability using local biomass and harvesting local waste heat
  - Keep energy dollars within the region
  - Lower dependence on petroleum products
  - Reduce or eliminate the volatility of heating costs
- Several Sources of HotZero's Economic Advantage
  - Availability of low cost biomass
  - State policy incentivizing biomass thermal
  - Ability to harvest waste heat
  - Significant economies of scale in centralized production of heat
  - Customers get product they need (HEAT) without need to buy fuel and maintain own boilers
- Basic District Energy System
  - Connecting demand to supply
  - Advantage of hot water is to harvest waste heat from other sources
  - Third source
- Building Systems Significantly Simplified
- Piping Built to Serve for Decades Without Interfering with Other Infrastructure
  - Highly insulated
  - 2 foot ground cover
  - Life expectancy is 75-100 years
- Completed Feasibility Study with Bizcat, business catalyst.
- Claremont Strategy
  - Phase 1 Opera House Square
  - Phase 2 Pleasant Street

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- Phase 3 continue down Broad Street
- Significant Progress Made to Date
  - Citywide feasibility completed by Swedish firm, Bizcat
  - Secured interest from potential anchor tenants
  - Identified several potential sites for production facility
- Pulling it all Together
  - Customers
  - Finance
  - Vendors
  - City

Mr. Henry said they are working with the Planning and Development Department in regard to the proposed reconstruction of Main Street and their goal is to have the pipes in the ground before that project is completed.

Mr. Raymond asked how others can get onto the system and if they pay for the heat exchangers. Mr. Jesanis said they are working to provide this at a minimal cost to residents. Mr. Henry said they will work with initial customers to make it as easy as possible.

Mr. Santagate said this type of system is operating in Minnesota. It can work because of the old buildings we have and the amount of space we have to heat. There are one or two businesses that are throwing off excess heat that is being wasted. The legislature also removed this type of system from the definition of a utility. Mr. Jesanis said the cost is in the pipes. Mr. Santagate said there have been some concerns about tearing up sidewalks, but it is agreed they will be restored to original shape, if not better.

Mr. Koloski asked about capturing steam from APC Paper. Mr. Jesanis said that may be in phase 2 or phase 3. Mr. Henry said that a biomass base is critical and using waste heat is augmentative, or redundant. Redundancy is important for reliability. Then we can add propane or oil heat on top of that. Mr. Jesanis said that Vancouver is using waste heat from the sewer system.

Ms. Lovett asked if the School District is involved with this. Mr. Santagate said they met with David Putnam. Mr. Henry said they have had discussions and they know the school is in the midst of the renovation. If it can be competitive, they will explore it.

Mr. Koloski asked for an estimated timeline to be online. Mr. Jesanis for Opera House Square it is November 1<sup>st</sup> and then it would spread out from there. Mr. Koloski asked to put this on the website.

Mayor Neilsen presented a pen to Mr. Henry that was used by the Governor to sign the bill regulating hot water heating systems.

Bernie Folta, Ward 3, asked if HotZero is aware of Francis Gauthier's idea for a municipal utility. Mr. Jesanis said they are aware he has ideas, but don't know the scope of his plans. Mr.

Folta talked about resistance to biomass in Vermont. Mr. Jesanis said the Vermont project was to produce electricity which has an efficiency of 30-35%; for us it will be 90%. Hot water is a much more efficient system. The second issue is the size. Theirs is 7-8 times this size. Mr. Henry said their proposal is for a 37 megawatt plant with output of 112 megawatts of heat. This is estimated to put out 5 megawatts of heat. If they do the pilot, it will be one-third of a megawatt.

#### Sale of City-Owned Property

Nancy Merrill, Planning and Development Director, said there are 60 City parcels that are vacant. These parcels were reviewed with the Conservation Commission and the City Center Project Committee and it was determined that a number of parcels should be reclassified according to their need so the City doesn't sell them. There are some parcels that can go back onto the tax rolls and that is in progress.

Mr. Koloski said he appreciated all the work that went into this.

Ms. Merrill said we can keep Sale of City-Owned Property on future agendas for updates.

Mary Walter, Finance Director, said we held a tax deed sale. There were six properties with land and building(s) for sale and the City received at least a minimum bid for one of those properties. There were eight properties that were land only and we received a minimum bid for four of those properties. The City will go out for bid again on the remaining properties with a right to refuse any and all bids.

Mayor Neilsen asked if this process would be done on a regular basis. Ms. Walter said it will happen at the end of April/beginning of May for the 2010 tax year.

#### 39 Central St.

Ms. Merrill said Geoinight has been doing environmental testing at 39 Central St. We'll have a report by the end of the month and we will bring that back to Council.

Mayor Neilsen said over a decade ago over 300 housing units were taken down and the City had to take out bonds to do that.

Ms. Merrill said they are testing in the basement because of an oil leak there.

#### 149 Pleasant St. [This should be 157 Pleasant St.]

Police Chief Alex Scott said the address on the agenda was wrong. It should be 157 Pleasant Street; the barn structure at the entrance of LaValley's. The Council had previously voted to order removal of the hazardous conditions. The property owner was served in October, but we have not received a response. Later this week he will file at the Circuit Court that the City is seeking action to remedy the hazardous condition at that location. If there is no response, a

judgment should be issued that will allow the City to act. Before funds are encumbered, he will come to Council for permission to proceed.

Moody Park Forestry Plan Update

Mr. Brislin showed a Forestry Management Plan PowerPoint presentation:

- City of Claremont Forestry Management Plan
  - 2008 Forestry Management Project
  - April 2008 FMP public meeting
  - October 2011 Conservation Commission meeting to outline Moody Park harvesting plan
  - RFP for CDA Lot (Red Pines of Moody Park) and Moody Park Parcel
  - Revenues from timber sales to go to an expendable fund for undeveloped City-owned land. Council Resolution 2007-14
  - Picture taken December 2013 before selective cut
  - Picture of trucks loading logs
  - Picture showing skid road
    - Preliminary discussion with Student Conservation Association, local volunteer groups, etc. for clean up of trails and picnic area
  - Plan of Moody Park by Arthur Shurtleff, circa 1915
    - Arthur Shurtleff designed this parcel for Mr. Moody in the mid 1910's.
  - Picture of Moody Park from 1950s showing Mount Ascutney in the background
  - Picture of Moody Park from February 2014 showing same view that was Mr. Moody's vision

Mr. Brislin introduced Dennis McKenney and Bill Caveney from New England Forestry Consultants.

Mr. McKenney said last fall there was a Forest Stewardship Council audit of forest harvest work done on City properties. There was a site visit to the White Water Reservoir. The second site visit was at Fitch Reservoir, which passed the audit with flying colors. Harvesting at Moody Park is complete. The rest that is on the ground will be processed for logs, pulp and chips. Since 2010, they have harvested 32,000 tons of chips and pulpwood. City lands have produced an extraordinary amount of potential biomass fuel. At Moody Park, the face value of the contract is \$31,000; to date they have booked in \$21,000 worth of wood through the end of January. This harvest is a chipping harvest; it leaves the woods as clean as possible. They try to coordinate their work with cold weather.

Mayor Neilsen said he had received a comment about the "hundreds of thousands of dollars" worth of wood that has been taken from Moody Park. He asked if there is paper trail for what has been shipped out of the Park. Mr. McKenney said each load has a trip ticket with the date, product and destination. When it is delivered, they get a receipt for each load of logs. Payments are processed to the City. The City holds an escrow deposit for the face value of the contract. At

the end of the job, they produce a summary statement to the City. To date, the City has taken in over \$400,000 from several harvests.

Ms. Lovett asked about replanting after a harvest. Mr. McKenney said you rarely have to replant unless you want a specific species. Within 10 years, the area will be hard to walk through because of the new growth.

Mayor Neilsen said the questions were whether the plan was followed. Mr. McKenney said they have incorporated good forest practices. One goal was to reopen the vista by the pavilion. Another goal was to remove hazardous trees along the roadside. They had to revise the plan with respect to white ash. The Emerald Ash Borer is in the Concord area so the logger was instructed to remove ash trees in close proximity to the other marked trees.

Mr. Raymond said he took a walk in the Park and he thought they did a standup job. He talked about a drainage area where trees were left. Mr. McKenney said there is no legal prohibition against cutting in drainage areas. They try to avoid putting equipment on soft ground. He talked about tall pines on wet ground which makes them unstable. Hardwood is more suitable and within several growing seasons it will grow up substantially.

Bernie Folta, Ward 3, suggested the forester should tell people in advance what will happen.

Bruce Temple, Public Works Director, said this Forestry Management Plan started publicly in 2007. Public meetings were held through the Council, Conservation Commission and at the Middle School area. Every sale has been advertised publicly and the sale has been advertised so that the public and contractors can visit the site before the sale. There was an advertised date for anyone from the public to meet with the foresters at Moody Park. They are now in the harvesting stage. The Plan says there may be replanting depending on funds. There are some invasive species in Moody Park that need to be addressed. There are other things that are in the Plan for the Park such as re-establishment of hiking trails, snowshoeing and cross country skiing. We are on schedule for Moody Park; the Plan calls for it to be done in 2014. He said Mr. McKenney had put previous cuts on You Tube so people can see what is going on.

Ms. Lovett said there has to be a better way to get the word out. She suggested rolling information on the website. As for revenues, some of the \$400,000 should be set aside for invasive species removal and replanting.

Mr. Temple said the money has not been spent. Some of the first cuts were done around the water reservoirs and water plant. We can't spend the money unless Council authorizes it.

Mr. Santagate said the Water and Sewer Funds are Enterprise Funds. Both of those accounts are separate. Mr. Santagate said we can put in next month's packet all the ads that were put out. This was done to manage the forest and help remove diseased trees. As for funding, we can't spend it without Council approval.

Mr. Koloski is the Council Rep. on the Conservation Commission. The foresters attend those meetings and they educate attendees. He suggested people should attend the meetings or apply for the vacant seats.

Mr. Bergeron said that department heads are doing what they are supposed to; the public was notified.

Mr. McKenney said he has posted a number of videos on You Tube that explain what was done and why. He invited Council to go on a walkabout.

Ms. Messier said she was pleased the City has decided to manage the forests. The look has changed drastically, but if we don't manage the forests, they will be gone. She encouraged people to get involved with the boards and commissions.

Ms. Lovett asked if a video of this work will be placed on You Tube. Mr. McKenney said he will post before and after videos of Moody Park.

Tom Livingston, Ward 2, said he had made some complaints. Aesthetics is a matter of opinion. He was aware of some of the work to be done but he thought it would be thinning. He understands the need to maintain a healthy forest, however he would have preferred more forest and less open space. As far as people volunteering for committees, he said he volunteers for many things in the City. It's not that people are not interested, they have other commitments.

## **NEW BUSINESS**

### LGC Reimbursement

Ms. Walter showed a PowerPoint presentation and explained disbursements were based on the pro rata amount paid in by retirees and employees:

- Health Trust Reimbursements
  - Health Premiums Paid 2010-\$2,079,532; 2011-\$2,497,912; 2012-\$2,490,098
  - Health Funds Returned 2010-\$192,373; 2011-\$184,573; 2012-Expecting \$85K in funds in March 2014
- Health Fund Payouts
  - Retirees 2010-\$46,221; 2011-\$45,904
  - Employees 2010-\$1,992; 2011-\$2,106
- Reminder to all Owners of Property in Claremont
- Your 4<sup>th</sup> quarter property tax bill is due by March 31, 2014
- This bill should be the same amount that was due on January 2, 2014

### Acceptance of Multi-Year Lease Purchase Agreement for Cruiser Fleet

Police Chief Alex Scott said the police fleet is rotated every three years. They have six line cars, three unmarked cars and a pick-up truck. They will reduce the fleet by one vehicle. The

replacements will be five sedans and two utility vehicles. Ford got the bid. They build the equipment cost into the lease price. With Ford, they have a local dealership. Bids from the state come out in late November. Orders will be in no later than the end of February. The fleet will be here in the summer. They expect the cost to be lower than listed. It is a four year lease versus three years. The equipment cost is higher because the equipment for the Chevys won't fit in the Fords. The extended warranty included in the bid is a four year bumper-to-bumper warranty. These will be all-wheel drive vehicles. To save money, they will go to an all black paint scheme. They will incorporate the 250<sup>th</sup> Commemoration into the paint scheme.

Ms. Messier asked what happens to the equipment that doesn't fit into these vehicles. Chief Scott said it has no resale value because most of it is close to the end of its service life. Radios, light bars, etc. are transferable. Ms. Messier asked if the lease is in the Capital Improvements Plan (CIP). Chief Scott it has been in for quite a while.

Ms. Walter said in the CIP that is coming, there are detective vehicles. So there is a line item for that. The increase in cost will come from other line items, so the bottom line will not increase.

Mr. Koloski asked about the truck that was purchased with Homeland Security funds. Chief Scott said they are waiting for confirmation from the state before it can be traded. Mr. Koloski asked what the average cruiser miles are. Chief Scott said 20,000 to 25,000 miles per year. The warranty is for four year, 100,000 miles.

**A motion was made by Mr. Koloski and seconded by Ms. Lovett that the Claremont City Council hereby authorizes the City Manager to enter into a multi-year lease agreement for vehicles and equipment for a term not to exceed four (4) years for the Claremont Police Department, the expenditure for each year of the lease not to exceed \$54,500.00, said costs for the first year of the lease term having been raised and appropriated in the 2014 budget. The proposed lease agreement shall contain a termination clause in the event of non-appropriation of sufficient funds for any subsequent year of the lease.**

**Voice vote: motion carried 7-0.**

Motion for SAFER Grant Third Year Extension

Fire Chief Rick Bergeron said the third year extension of funding is available if the City hires veterans and we have good candidates who are veterans.

**A motion was made by Ms. Messier and seconded by Ms. Lovett to authorize the City Manager, or his designees, to take such actions as may be required to apply for and, if awarded, accept an extension of the Staffing for Adequate Fire and Emergency Response (SAFER) federal grant for a third year to participate in the SAFER Veterans Hiring Program.**

**Voice vote: motion carried 7-0.**

Motion to Accept \$2,500 EMPG Grant from NH Dept. of Safety for Emergency Operations Plan

Chief Bergeron said this is to be used for updating the Emergency Operations Plan. We are required to do this every 5 years.

**A motion was made by Ms. Messier and seconded by Mr. Bergeron that the City of Claremont has received notice of the award of grant funds from the New Hampshire Department of Safety, Division of Homeland Security and Emergency Management (the "State") for the purpose of updating the City's Emergency Operations Plan, the Claremont City Council hereby authorizes acceptance of the grant in the amount of \$2,500.00 from the State and further authorizes the City Manager or his designees to execute all documents and undertake all actions as may be required for the acceptance of this grant.**

**Voice vote: motion carried 7-0.**

Resolution 2014-1 Establishment of Special Revenue Fund for City Recreational Program and Membership Scholarships – Public Hearing

Ms. Walter said a member of the N3C group was fundraising for the Claremont Savings Bank Community Center. Part of the money was to get an endowment established and part of the money was for scholarships. We received a \$2,500 restricted donation for the endowment fund last April. This needs to go into a Capital Reserve account. The Byrne Foundation gave \$5,000 to the N3C group to be used at its discretion. She is assuming they will turn it over to the City to be placed in the account that we are requesting to be established for scholarships.

Ms. Taylor clarified that this is not to set up an endowment fund. We will have to come back with a separate resolution for that. This is for scholarships. It is a special revenue fund that can be established so that the money is specifically for scholarships, but it is not like a trust fund or a capital reserve fund and can be expended when the need arises. The approval date for this is March. We need to have a public hearing not less than 15 days nor more than 30 days from the vote under the statute authorizing this type of account.

Mr. Santagate said if a restricted trust donation comes in, you can only use the interest, not the principal. Unrestricted donations can be used for scholarships.

Mr. Bergeron asked about the money that the Kiwanis have been giving for scholarships. Ms. Walter said the Kiwanis pay for a specific child to attend camp, etc., which is different.

**A motion was made by Mr. Raymond and seconded by Mr. Koloski to adopt Resolution 2014-1 Establishment of Special Revenue Fund for City Recreational Program and Membership Scholarships.**

Mayor Neilsen opened the public hearing.

Bernie Folta, Ward 3, said the scholarships are outside what the Trustees of Trust Funds oversee, so he asked if the endowment funds go into the pool that the Trustees oversee.

Ms. Taylor said it is a revenue fund that has nothing to do with the Trustees of Trust Fund. To expend it, it has to be on a budget line. This resolution simply sets up the fund.

Mayor Neilsen closed the public hearing.

Ms. Taylor recommended Council accept a motion to table this to the March 12 Council meeting for purposes of voting at that time.

**A motion was made by Mr. Bergeron and seconded by Ms. Messier to table Resolution 2014 – 1 to March 12.**

**Voice vote: motion carried 7-0.**

Ordinance 534 Hawkers & Peddlers – First Reading

The purpose of this proposal is to replace and readopt the provisions of the Claremont City Code related to local permitting of hawkers, peddlers and itinerant vendors. The existing provisions in the City Code do not reflect and are significantly out of compliance with current state law. The proposed changes will align the local permitting process with state requirements.

Enactment of this Ordinance will update the City's permitting process for hawkers and peddlers and itinerant vendors and will bring the City into compliance with state requirements.

Ms. Taylor said the City's current ordinance is so far out of compliance, it makes applicants go through more hoops than is necessary and it's not easily enforceable. The term "Transient Merchant" does not exist in state law. Our local ordinance was written in 1988. This new ordinance makes it compliant with state law which had important revisions in 1991 that affect the permitting process. It should make local administration easier. It also eliminates the need for the City Clerk to hold a bond, because the state holds a bond.

Ms. Lovett asked questions about authority and purpose. Ms. Taylor said the purpose was self evident and now you would have to have a state license before getting the local license. She noted our current ordinance does not make clear how we provide for nonprofits and that is considered discriminatory, so provisions have been added.

**A motion was made by Mr. Raymond and seconded by Mr. Bergeron to adopt Ordinance 534 Hawkers & Peddlers on first reading.**

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

**Voice vote: motion carried 7-0.**

## **CITY MANAGER'S REPORT**

Mr. Santagate talked about Valley Regional Hospital not being a part of the healthcare exchange. He said Representative Cloutier is sponsoring a resolution that will be heard February 20<sup>th</sup>, 10 a.m., which requests each county have a hospital on the exchange. He said for some travelling to hospitals that are out of the City is difficult.

Mr. Santagate said that he and Nancy Merrill have been working with River Valley Community College (RVCC) pushing for them to have a presence in the downtown. The new RVCC president understands the value of trying to getting that done. He said Ms. Merrill has been looking at a Maker Space Program. It will have manufacturing tools and equipment to make things and give people the opportunity to produce and possibly start businesses. Having education in the middle of the City brings culture. This is similar to an incubator space.

Mr. Bergeron asked if Council could submit a letter stating the Council supports Rep. Cloutier's proposal. Mayor Neilsen asked Staff to write a letter.

**A motion was made by Mr. Bergeron and seconded by Ms. Messier that Council supports a letter signed by all Councilors to support Rep. Cloutier's bill that would allow each county to have a hospital in the healthcare pool.**

**Voice vote: motion carried 7-0.**

Mr. Koloski likes the idea of the Make-a-Space Project. He is on the Arts Council and he said there has been a desire to start something like that here.

Mr. Bergeron said someone is thinking of opening a shop here where artists can go in to do some work and Tara Von Meter, Washington, NH, artist is thinking of coming here to join his group.

## **FUTURE AGENDA ITEMS AND DIRECTIVES**

Mr. Koloski asked if the Boston Post Cane can be awarded.

Ms. Lovett wants to get together a work group for objectives. Mayor Neilsen wants to have a workshop meeting to talk about goals and objectives with the City Manager. He would like to discuss what Mr. Santagate is doing well and what could be improved.

Mr. Bergeron wants an open forum to talk about issues and goals. Ms. Lovett stated that we should develop, as a Council, three goals. Mr. Santagate said that City Staff also has objectives. Correction as per 3/12 Council mins has been made.

Mayor Neilsen said he has a list of previous goals and will e-mail them to Ms. Russell for distribution.

Council agreed to meet April 3<sup>rd</sup>, 6:30 p.m. This will be a Workshop meeting that is open to the public, but the public will not be allowed to speak. This will replace the March 26<sup>th</sup> meeting.

Ms. Lovett asked for an update on the CSB Community Center after it has been open for one year.

Ms. Lovett asked about an efficiency audit. Mr. Bergeron said he is researching this. Manchester is doing one using local residents.

Ms. Lovett asked about the landlord tenant registry. Ms. Taylor stated the law says we have to have a registry; we can't force non-residential landlords to register. It is at the City Clerk's office. Mr. Koloski asked about the fee.

Ms. Lovett asked about options for Wheelabrator. Mayor Neilsen said Wheelabrator is private and the permit is still valid, so the City is not involved with it.

Mr. Koloski asked about a nuisance ordinance for multi-family properties. He said landlords pay a fee for false fire alarms. Mr. Santagate said there is a fee for Fire and Police.

## **COMMITTEE REPORTS**

### Business Corridor – Steering Committee

None

### **NON-PUBLIC SESSION PURSUANT TO RSA 91-A:3,II(d) - Real Estate**

**A motion was made by Mr. Koloski and seconded by Mr. Bergeron to go into a Non-Public Session Pursuant to RSA 91-A:3,II(d) – Real Estate and to invite Ms. Merrill, Mr. Santagate, Ms. Russell and Ms. Taylor into the session.**

**Roll call vote: motion carried 7-0.**

**A motion was made by Ms. Messier and seconded by Ms. Lovett to seal the minutes of the non-public session until such time as the reason for sealing the minutes no longer exists.**

**Roll call vote: motion carried 7-0.**

**A motion was made by Mr. Raymond and seconded by Ms. Messier to come out of the non-public session.**

**Roll call vote: motion carried 7-0.**

**A motion was made by Mr. Raymond and seconded by Ms. Messier to authorize the City Manager or his designees to negotiate, execute and undertake all such actions as may be**

**required to offer for sale and request proposals for development of City-owned land and all improvements thereon located at 44 Main Street, and identified as a portion of Tax Map 119-349, commonly referred to as the Sawtooth Building, subject to receipt of an opinion from the City's bond counsel that such sale will not have negative tax implications for bondholders of record.**

**Voice vote: motion carried 7-0**

**CONSULTATION WITH LEGAL COUNSEL**

**ADJOURNMENT**

**At 11:13 p.m., a motion was made by Ms. Messier and seconded by Ms. Lovett to adjourn.**

**Voice vote: motion carried 7-0.**

Respectfully Submitted,



Dorée M. Russell  
Clerk to the Council