

## COMMITTEE ON COMMUNITY IMPROVEMENT PROGRAM

**October 22, 1996**

Ald. Robert, Wihby, Reiniger,  
Clancy, Domaingue

**6:30 PM**

Executive Conference Room

Chairman Robert called the meeting to order.

The clerk called the roll.

Present: Ald. Robert, Wihby, Reiniger, Clancy, Domaingue

3. Communication from Chief Driscoll, seeking approval to add one vehicle to the Police Department fleet for parking enforcement purposes.

Ald. Clancy moved to approve the request. Ald. Wihby duly seconded the motion. A brief discussion ensued where Chief Driscoll advised that the intent was to take a recycled cruiser and utilize it for parking enforcement only, the person designated to boot vehicles, etc.; that it would not show up on a request for new or replacement vehicles they would intend always to utilize a cruiser taken from service for this purpose.

Chairman Robert called for a vote. The motion carried.

4. Communication from Director Ludwig, requesting permission to transfer the amount allocated to purchase the chipper in the FY97 budget towards the purchase of Park's second prioritized item, a 1987 3/4 ton fleetside pickup with plow.

On motion of Ald. Wihby, duly seconded by Ald. Reiniger, it was voted to approve the requested transfer.

5. Communication from Public Works Director Thomas, recommending

that permission be granted to him to pursue Option #2 with Southworth-Milton, Inc. for the replacement of a bulldozer and compactor which were utilized during active operations of the landfill.

On motion of Ald. Wihby, duly seconded by Ald. Domaingue, it was voted to approve the recommendation of Option #2 for replacement of a bulldozer and compactor.

6. Communication from Chief Kane, requesting approval of the proposed amendment/extension to the Hackett Hill lease, due to expire on 12/31/96, and requesting the Mayor be authorized to execute same on behalf of the City.

On motion of Ald. Domaingue, duly seconded by Ald. Clancy, it was voted to approve the extension and recommend execution subject to the review and approval of the City Solicitor.

7. Communication from Director Vigneault, recommending that the City exercise its option to extend the lease between the City of Manchester and Carnoustie LLC.

Ald. Wihby moved to approve the extension of the lease subject to review and approval of the city solicitor. Ald. Clancy duly seconded the motion.

In response to questions raised by Ald. Clancy and Domaingue, it was noted that the city had written off funds relating to a loan on this building; that there was a question as to whether the city was owed funds for previous years based on the language of an earlier lease agreement period, and that the present contract being proposed was in line with what the mayor had negotiated. Mr. Girard noted that timing was now an issue in terms of finding alternate locations.

Chairman Robert called for a vote. The motion carried with Ald. Domaingue and Reiniger duly recorded in opposition. Chairman Robert having voted yea to break the tie.

8. Communication from Attorney Martin Baroff on behalf of Nickolas DeRossi, requesting the possibility of acquiring some or all of the City's remaining land on Pennsylvania Avenue.

On motion of Ald. Wihby, duly seconded by Ald. Reiniger, it was voted to refer the communication to the staff SPOT team.

9. Communication from Robin Bonneau, advising that Riverfest, Inc. has plans to further invest in the property with a possible stage, and is submitting a proposal that the area adjacent to Stark Landing be officially designated as "Riverfest Park".

Ald. Clancy moved to receive and file the communication feeling the city should not designate it "Riverfest Park" because it would reflect that as a primary use. Ald. Wihby duly seconded the motion.

A brief discussion ensued relative to the types of improvements made to date at this site and concerns of this being a city property with multiple uses and no improvements should occur without permission of the city. Concerns were expressed relative to placing a permanent structure on the property. It was noted that there had been actions in the past relative to the area along the river being park land.

Chairman Robert called for a vote on the motion to receive and file the communication. The motion carried. Chairman Robert requested that the clerk send a letter to Riverfest Inc. advising that they should make no improvements to the property without the consent of the city.

10. Communication from Elizabeth Cazden relative to the commercial sewer charge for home-based businesses.

Ald. Clancy moved for discussion. Ald. Reiniger duly seconded the motion.

Discussion ensued where Mr. Thomas explained who the rating effected and the average cost in this instance. Mr. Thomas noted that the change in the ordinance could have a wide-spread impact. Ald. Wihby commented on the effects to multi service dwellings and questioned the related revenue losses.

On motion of Ald. Clancy, duly seconded by Ald. Wihby, it was voted to receive and file the communication and leave the ordinance as it presently read.

11. Communication from Christine Fonda, NH Division of Historical Resources, inquiring as to whether or not the City wishes to comment on whether the St. Mary's Bank Building should be nominated to the National Register of Historic Places.

It was noted that the deadline had passed for public comment, but members concurred with the importance of expressing the city's support. On motion of Ald. Reiniger, duly seconded by Ald. Domaingue, it was voted to request the mayor to forward a letter of support on behalf of the city.

12. Communication from Beverley Hanson, Right-of-Way Manager for NYNEX, requesting to obtain an easement on the north end of Pickering Road/Goodwin Street for the placement of a concrete pad with a cross-connect cabinet.

Ald. Wihby moved to table. Ald. Reiniger seconded the motion.

Ald. Wihby then withdrew his motion after clarification of the location of the easement.

On motion of Ald. Wihby, duly seconded by Ald. Reiniger, it was voted to approve the requested easement subject to the review and approval of the City Solicitor and Highway Department.

13. Communication from the Manchester Regional Youth Hockey Association relative to an ice rental agreement problem with the Manchester Parks, Recreation & Cemetery Department, requesting the reinstatement of their traditional past held skating times which would amount to 2100 hours.

In response to questions, Mr. Ludwig advised that he felt they had done as fair a job on assigning ice time as possible given the limited time available weighed with the requests for time received. Mr. Ludwig also advised that to his knowledge there were no skating uses that did not serve Manchester residents, although in the cases of the skating clubs (hockey and figure) there were some children from out of the city there were also children from the city.

Members of the committee felt they should not be making the determinations of who got ice time, it was a parks issue.

On motion of Ald. Wihby, duly seconded by Ald. Domaingue, it was voted to receive and file the communication.

14. Communication from Alan H. Yeaton, submitting a two-part proposal for development of properties located at the intersection of West Mitchell Street and Wolcott Avenue as follows:

- (1) discontinue a portion of West Mitchell Street; and
- (2) purchase all or a part of the property owned by the City between the railroad and West Mitchell Street.

Mr. Thomas advised that West Mitchell Street was formally accepted by the city and would require a road hearing process.

It was noted that the property should be reviewed by the staff team and if it should be pursued then the committee could recommend referral to a road hearing, since none would be scheduled until spring.

On motion of Ald. Wihby, duly seconded by Ald. Clancy, it was voted to refer the communication to the staff SPOT team.

### **CONSENT ITEMS**

Chairman Robert advised if you desire to remove any of the following items from the Consent Agenda, please so indicate. If none of the items are to be removed, one motion only will be taken at the conclusion of the presentation.

- A. 1995 CIP Budget Authorization:
  - 7.40370 Sanitary Landfill Management Closure - Revision #2
  
- B. 1997 CIP Budget Authorizations:
  - 2.10208 Youth Attendant Program
  - 2.20505 Youth Smoking Prevention
  - 2.20704 STD Clinic
  - 2.20705 Immunization Program Enhancement
  - 2.20706 Tuberculosis Control
  - 2.20707 WIC Program
  - 2.20708 HIV Prevention
  - 2.20709 Homeless Health Care
  - 2.20710 Hepatitis B Immunization
  - 2.20711 HIV Testing & Counseling
  - 2.20712 Homeless Donations & Private Support
  - 2.20714 Lead Poisoning Prevention Program
  - 2.20715 Refugee Health Program
  - 7.30271 Rotating Beacon Tower

- C. An amending resolution and budget authorization allowing for acceptance and expenditure of grant funds in the amount of \$13,985 from the Samuel P. Hunt and Parker Nelson Foundations for the 1996 CIP 8.20401 Archival Record Retrieval Project.
- D. An amending resolution allowing for the acceptance and expenditure of grant funds by increasing Title II Eisenhower Math & Science Education FY 97 from \$95,700.00 to \$103,790.00, and by adding Title VI - Innovative Education Program Strategies FY 97 - \$108,173.75 and FLAG (Foreign Language Assistance Grant) - \$469,645.00.
- E. An amending resolution and budget authorization allowing for acceptance and expenditure of grant funds by increasing the 1997 CIP 2.10606 Cultural Diversity Task Force from \$1,500 to \$1,900.
- F. An amending resolution and budget authorization allowing for the acceptance and expenditure of State funds by adding the 1997 CIP 4.20105 Juvenile Jail Removal - \$48,550.32.
- G. An amending resolution and budget authorization amending the 1997 CIP 7.30260 Residential Sound Insulation changing the budget from \$2,500,000 FAA and \$300,000 MAA to \$2,000,000 FAA and \$800,000 MAA.

Typographical corrections were made to items C and G.

**HAVING READ THE CONSENT AGENDA, ON MOTION OF ALD. REINIGER, DULY SECONDED BY ALD. DOMAINGUE, IT WAS VOTED THAT THE CONSENT AGENDA BE APPROVED.**

## **NEW BUSINESS**

A communication from Robert MacKenzie, Planning Director, was distributed relating to miscellaneous projects.

Mr. MacKenzie commented on the communication being a recommendation for transfers to cover miscellaneous projects and advised that the bids for Wolfe Park had been higher than anticipated and Parks was requesting additional funds to cover the costs. The thought was to transfer \$30,000 to cover this expense. Additionally funding was needed for the West High Labs, to supply the labs with needed equipment requested through schools, at a cost of \$8,000. A third item was a request of the Health Department for \$4,150 for Crystal Lake, for which there would be \$2,700 available. It was felt they could make an impact with these funds.

On motion of Ald. Wihby, duly seconded by Ald. Domaingue, it was voted to approve the Planning Director's recommendation for transfer of funds.

A communication was presented from Donald Timilson by the Mayor's office.

Mr. Thomas advised that the Highway Commission would not recommend changes to the ordinance regarding deduct meters for commercial establishments and commented on the financial impact that could occur.

Members concurred that they did not wish to upset the revenue flows but wanted to be receptive to businesses. Discussion ensued where Mr. Thomas noted that in addition to the private investment the city had invested putting in the sidewalk improvements for the area under discussion.

On motion of Ald. Reiniger, duly seconded by Ald. Domaingue, it was voted to table this item pending further report of numbers from Highway.

Mr. Houle advised that he wished to be authorized to replace the roof at 88 Lowell Street at an approximated cost of \$25,000.

Discussion of this item ensued where it was noted that if the roof were not replaced now, there would be no building in essence. Water damages to the building were extreme at this point and the roof needed to be done without delay.

On motion of Ald. Reiniger, duly seconded by Ald. Domaingue, it was voted to approve the use of \$25,000 from annual maintenance for roof replacement at 88 Lowell Street. Ald. Wihby was duly recorded in opposition.

## **TABLED ITEMS**

16. Communication from Kathleen Giacoponello, Business Manager, Hillsborough County, advising of payment in the amount of \$107,000 which represents the settlement on the Pine Island facility as a result of the fire that occurred on October 21, 1995; and further expressing concern relative to liability issues directly attributable to the burnt-out structure and discussions relative to the money being isolated for use at the Pine Island site.  
(Originally tabled 3/12/96 - remained on the table 9/30/96 pending receipt of final payment.)

This item remained on the table.

17. Report from SPOT Team regarding:  
397 Spruce Street, request of Beverly Fosher.  
(Originally tabled 3/26/96 - remained on the table 9/30/96 in anticipation of taxes to be received.)

This item remained on the table.

18. Communication from Al Lindquist, A & A Resource Mgt., Inc., requesting the City's assistance to expedite a closing on property located at 241 Crosbie Street which the City held at public auction last year.  
(Tabled 6/10/96)

This item remained on the table.

On motion of Ald. Clancy, duly seconded by Ald. Domaingue, it was voted to remove the following item from the table for discussion.

19. Communication from Deputy City Clerk Bergeron and Assistant City Solicitor Arnold submitting proposed revisions to Chapter 21A, Sewer Use Ordinance of the Code of Ordinances of the City of Manchester. (Originally tabled 7/9/96 - remained on the table 9/30/96 pending further report from the City Solicitor and Highway on additional issues.)

Mr. Thomas advised that the Highway Department was in support of the recommended changes submitted by Asst. Solicitor Arnold.

On motion of Ald. Domaingue, duly seconded by Ald. Clancy, it was voted to approve the recommended revisions and recommend referral to the Committee on Bills on Second Reading.

20. Communication from Alderman Reiniger requesting that the City's policy regarding the payment of repairs to sewer lines be reviewed by the CIP Committee for possible changes.  
(Tabled 7/31/96 at Alderman Reiniger's request.)

This item remained on the table.

On motion of Ald. Clancy, duly seconded by Ald. Domaingue, it was voted to remove the following item from the table for discussion.

21. Copy of a communication from Walter Bachta, seeking

reimbursement in the amount of \$168.75 as a result of a flooding problem in his basement on June 14, 1996.  
(Originally tabled 7/31/96 - remained on the table 9/30/96 pending meeting with the Highway Department.)

Mr. Thomas advised of the circumstances involving this claim noting that the plumbers completed their work and sat waiting for Highway staff to come and do their part. The person was requesting reimbursement for the time the plumbers sat around and waited, after their work had been completed.

Mr. Thomas also advised of the problems that had sometime occurred with the answering service and how the system worked. He felt that one and one-half hours response time was reasonable on the weekends.

On motion of Ald. Clancy, duly seconded by Ald. Wihby, it was voted to deny the request for reimbursement.

22. Discussion with representatives from The Sargent Museum relative to their proposal to acquire and renovate City-owned property located at 88 Lowell Street.  
(Originally tabled 7/9/96 - remained on the table 9/30/96 and requested Mr. Taylor to pursue going forward with the formation of an agreement for consideration by the Committee.)

This item remained on the table.

23. Communication from Jay Taylor regarding improvements to the corner of Bridge and Elm Streets property.  
(Tabled 8/27/96)

This item remained on the table.

On motion of Ald. Clancy, duly seconded by Ald. Domainque, it was voted to remove the following item from the table for discussion.

24. Communication from Dave Poulin, President-elect, CAI NH, requesting assistance in exploring other options that will ensure that equitable services are provided to all residential taxpayers as it relates to tipping charges as well as fees for private pick-up of trash. (Tabled 9/30/96 pending further discussions with the Public Works Director.)

A handout from Highway was distributed.

In response to questions, Mr. Thomas advised that the condominium units had been built and sold with the understanding of private trash service. Mr. Thomas provided a brief history of the request to the committee noting that, in response to former requests, the city had waived the fee at the landfill for the life of the landfill only and that there had been no agreement to this effect. Mr. Thomas advised that he could put numbers together on the impact and present it as part of the budget process the next year.

Within discussion Ald. Domaingue noted that many taxpayers pay taxes and do not have children in school or pay additional fees to send their children to private schools.

On motion of Ald. Wihby, duly seconded by Ald. Domaingue, it was voted to receive and file the communication with the understanding that Mr. Thomas would follow up by getting numbers together for the next budget.

25. Sidewalk Program -  
(Note: on 7/31/96 the Committee rescinded its previous action pending a report from the Planning Department.)

In response to questions regarding this item, Mr. MacKenzie advised that he had some materials which had been presented relating to traffic and planning issues, which correlated to sidewalk issues.

Mr. Girard advised that with reference to the previous actions his office and planning would soon be ready to report on those locations previously discuss.

On motion of Ald. Domaingue, duly seconded by Ald. Clancy, it was voted to have Mr. MacKenzie submit something to the Board for referral to the Committees on Traffic and Bills on Second Reading.

There being no further business to come before the Committee, on motion of Ald. Domaingue, duly seconded by Ald. Clancy, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee