

**COMMITTEE ON
COMMUNITY IMPROVEMENT PROGRAM**

November 12, 1996

6:30 PM

Chairman Robert called the meeting to order.

Present: Ald. Robert, Wihby, Reiniger, Clancy, Domaingue
Ald. Shea was also in attendance.

3. Discussion relative to the City Hall/Annex renovations project.
(Note: information available for viewing in the City Clerk's Office
and forwarded under separate cover to Committee members.)

Mr. MacKenzie addressed the Committee noting that it had been 110 years since City Hall was last rehabilitated. Mr. MacKenzie noted the attendance and assistance which had been afforded the city from Sylvio Dupuis, Walter Stiles and Michael McCluskey. Mr. MacKenzie utilized an illustration to outline the history behind the efforts. Mr. MacKenzie commented the problem presented was an image problem; that potential new businesses to town would go to MEDO who was hesitant to bring them to City Hall because of its appearance. Mr. MacKenzie additionally noted the inconvenient public access and the fact that people had to wait outside in lines for tax department business. Mr. MacKenzie noted the fragmented locations of departments also contributed to the problems presented. Mr. MacKenzie mentioned the deteriorating condition of city hall which did not meet the building or fire codes or life safety codes of the city.

Mr. MacKenzie stated the objectives of the project were to present a positive city image, improve convenience to the public by grouping agencies, improve handicap access and optimize the office space. They wanted to

centralize the city offices and resolve space discrepancies while capitalizing on two historic sites, maintaining a downtown presence and boosting downtown revitalization.

Mr. MacKenzie noted that an overview of the proposed funding was distributed which he would go through after a brief presentation by Fred Urtz of Lavallee Brensinger, the architects for the project.

Mr. Urtz addressed the committee and utilized illustrated drawings of city hall and the annex noting that he had last met with the committee on July 31. He presented a conceptual diagram noting they were in the schematic phase and working on clarifying interior designs of the buildings. Mr. Urtz briefly reviewed the sketches noting they had placed a mezzanine in the attic for additional public viewing of the chambers on the third floor with the mayor's office and support staff. The second floor was the Finance Department and shared conference area. The first floor reflected a reclaiming of the original main entrance to city hall, with the City Clerk and MEDO office space reflected. In the Annex Mr. Urtz noted that the Building and Planning departments had worked with them to shape a workable plan for these departments on the top floor. The main floor of the annex would house the departments seeing the most public of similar function,, that being the Tax Department, Assessor and Ordinance Violations. The basement would house the Solicitor's office and the Personnel Department. Mr. Urtz noted that in terms of infrastructure they could not preserve much, most systems would have to be new, but the facilities would now meet all codes and the life safety requirements as well as meeting ADA compliance.

Mr. Urtz referred to the illustration showing how the two building would be connected by an overhead bridge which would provide the ability for services to both buildings from one. Mr. Urtz noted that going underground would be too expensive. Mr. Urtz noted the current conditions of the building some because of the deferred maintenance was deteriorating and getting worse. The roof leaked as they well knew, the windows leaked and there was external deterioration causing problems as well.

Mr. Urtz noted that if approved to go forward, the next phase would be design development which they anticipated completing by mid-January then construction documents would be prepared probably by mid-May with a late

spring to June 1998 construction completion. Mr. Urtz noted that there were budgets developed reflecting a total construction cost of \$4.8 million and soft costs including relocation would also have to be considered .

In response to questions, Mr. Urtz noted that there would be some seating on the same level as the aldermen in the chambers and that the parking spaces to the Market Street side were all gone. MEDO and Planning were the two departments being moved into the City Hall/City Hall Annex facilities.

Mr. Walter Stiles addressed the committee to comment on the amount of funds that the private sector was working on raising. They anticipated that if the city went forward and made its commitment they would reach the \$5\600,000 goal set. Mr. Stiles advised that they had on hand \$35,000 cash after paying bills to the tune of \$15,000 for license plates and other memorabilia thanks to the cooperation of some 3,000 citizens. He noted that with soft fund contributions from foundations they were up to about \$415,000. with other contacts they had not heard from yet. Mr. Stiles noted that they would achieve their goal, he was confident of that. The completed project would show that people take pride in this city and it would encourage others to do renovations to their buildings as well. Mr. Stiles noted that the last major renovation of city hall was in 1894.

In response to questions, Mr. MacKenzie noted that for relocation costs they had a couple of good options. He outlined the handout noting that Bond Item A was for city office/renovations, Bond Balance B was for City Hall Construction, Balance C was for city hall design and the last was funds budgeted for the city hall roof which would be part of the project.

Mr. MacKenzie reviewed the tax impact portion of the handout noting that the 2.8 million figure had no tax impact they were switching funding for Fire Department handicap access and utilizing CD funds and the same was being done with the downtown improvements reflected in the handout, leaving an anticipated impact of 2.2 cents on the rate.

Mr. MacKenzie stated that they were looking for the Board of Mayor and Aldermen to authorize an additional \$3.159 million and amend the CIP to support the project.

Ald. Domaingue stated that she could support it not because they have not taken care of the buildings, but because it would improve service to the people.

Ald. Wihby noted that with regard to the tax impact, the board at some time could decide to reduce the impact by reducing other items in the CIP though he was not recommending they do so.

On motion of Ald. Wihby, duly seconded by Ald. Clancy, it was voted to recommend that the Board authorize the addition \$3.1598 million in bond funding and amend the CIP accordingly.

4. Petition for Discontinuance -
Bordon Street formerly Brook Street
(Note: communication from Deputy Public Works Director dated 10/30/96 enclosed.)

On motion of Ald. Wihby, duly seconded by Ald. Clancy, it was voted to find that the area petitioned was statutorily discharged.

5. Petition for Discontinuance -
Schuyler Street from Notre Dame Ave. to Notre Dame Ave.
West Back Street
(Note: communication from Deputy Public Works Director dated 10/30/96 enclosed and new petition dated 11/5/96 also enclosed).

On motion of Ald. Robert, duly seconded by Ald. Clancy, it was voted to find that the area petitioned was statutorily discharged.

6. Petition to Release and Discharge -
Undeveloped Section of New York Street
(Note: communication from Deputy Public Works Director dated
10/30/96 enclosed).

On motion of Ald. Clancy, duly seconded by Ald. Wihby, it was voted to find that the area petitioned was statutorily discharged.

7. Communication from the Health Officer, requesting the Board authorize acceptance of a grant in the amount of \$1,019 from the Cogswell Benevolent Trust for lead poisoning prevention and remand to the Department for the purpose intended.

On motion of Ald. Clancy, duly seconded by Ald. Wihby, it was voted to recommend approval of the requested authorization to accept the funds and remand for the purpose intended.

8. Communication from the Deputy Director of Parks, Recreation & Cemetery, submitting a request from New England Telephone/NYNEX, Right-of-Way Department for an easement to construct a utility building in Livingston Park along the D. W. Highway.

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

9. Copy of a communication from the Deputy Chief of Police Robinson, advising of a grant award in the amount of \$109,081.00 from the NH Attorney General's Office under the Violence Against Women Act, Federal FY96, and requesting authorization for the Mayor to execute such documents as may be required.

On motion of Ald. Domaingue, duly seconded by Ald. Wihby, it was voted to recommend acceptance of the grant award and authorize execution of documents as required.

10. Communication from the Director of the Manchester School of Technology requesting authorization to obtain a "G" plate for a 1992 Dodge van for use in the GOAL Program.

Ald. Clancy moved for discussion. Ald. Wihby seconded the motion.

There was no one present from the School of Technology to answer questions relating to where the funds had come from to purchase the vehicle and why it was purchased without coming to committee or through the budget process. The clerk advised that the former Transportation Committee had at one point granted authority to some departments, inclusive of the School of Technology to purchase vehicles and then inform the committee and risk manager of the action. Mr. Girard recommended it be referred to the fleet advisory committee. Members concurred that they wished to speak with representatives of the school.

On motion of Ald. Wihby, duly seconded by Ald. Domaingue, it was voted to table this item and have the School of Technology come before the committee at its next meeting. Ald. Clancy was recorded in opposition.

11. Communication from the Water Works Director seeking approval of a renewal lease between the City of Manchester, Manchester Water Works and Camp Carpenter Trustees for 20.8 acres of land located on the east side of Bodwell Road.

On motion of Ald. Domaingue, duly seconded by Ald. Wihby, it was voted to recommend approval of the lease and authorize execution subject to the review and approval of the city solicitor.

12. Communication from Andre Gelinas submitting a petition on behalf of Mystic Street area residents requesting attention be given to the public way east of South Beech Street in way of alignment and construction of sidewalks in order to ensure the safety of those in the area.

Ald. Domaingue moved for discussion. Ald. Clancy seconded the motion.

Discussion ensued relative to the petition and what the substance of the concerns were. Mr. MacKenzie advised that the sidewalk program at present was set for school sidewalks being a priority and suggested that highway review construction potential, costs and priorities. Mr. Shepherd advised that he had viewed the area and Mr. Thomas had spoken with Mr. Gelinas in the past. He described the area which was a secondary roadway which serviced some streets in the area and dead ended, but was not considered a high priority for street reconstruction at present since the focus was on heavily traveled roadways.

On motion of Ald. Domaingue, duly seconded by Ald. Clancy, it was voted to refer the communication to the Highway Department for review and response to the petitioners.

13. Communication from Peter Wyso submitting a draft lease for the use of Gill Stadium and a draft of an agency agreement in conjunction with professional baseball coming to Manchester.

This item was discussed at some length with Mr. Wyso and Ron Ludwig of Parks and Recreation. Within discussion it was noted that the Parks Commission had received a communication from Mr. Wyso in September and that Mr. Wyso was looking for an answer in November. In response to questions, Mr. Ludwig noted that it would displace the American Legion and some civic uses such as graduations, babe ruth and soccer to the tune of about 35 games. Mr. Ludwig also noted that the concession stand was being requested which meant babe ruth could not longer have it. These were

things that needed to be looked at. There was the possibility of utilizing the Al Lemire Field at Derryfield for the Legion and those sorts of arrangements but the city needed to review the use for Gill and what the intentions were to be business, community oriented/civic or a combination. Mr. Wyso noted that he had submitted a boiler plate lease in order to put something on the table and it was all negotiable. Ald. Reiniger noted that the Finance Officer had suggested he and the Solicitor be requested to conduct a due diligence reporting for the committee prior to any decisions.

Mr. Girard noted that the mayor had been approached by four groups regarding minor league baseball noting that Manchester was ripe for a team. Mr. Girard stated the mayor had been supportive in advising people who to contact and been open with all parties. Mr. Girard commented that Mr. Wyso did not appear to have a team nor was he a participant in an agreement and could be looking to secure the lease to act as a broker to negotiate bringing a team. Mr. Girard stated he was not at liberty to discuss ongoing discussions the mayor was having with others, but advised that the mayor did not feel the time was adequate to meet Mr. Wyso's request. Mr. Girard also noted that the team at Holman Stadium in Nashua had been thrown out for not paying its rent.

Ald. Clancy thanked Mr. Girard for his comments and stated he was not in favor of it at the moment because he did not want to displace anyone in the community presently using the facility.

Ald. Domaingue commented that she would welcome the business but felt they needed time to refer it to the departments to find out what displacement would mean and do the proper analysis and review of the proposal.

Ald. Wihby stated they would not be able to do it by the end of November but could refer it and review the matter for future potential if Mr. Wyso wished to so pursue in that fashion.

Mr. Wyso again addressed the committee noting that he had felt under attack from Mr. Girard's comments, he had good intentions. Mr. Wyso noted that in terms of acting as an agent one did not purchase a team if they did not have a place to play. He would do a lease and purchase on the same day. He did not know why his financials had been attacked he had offered more information to anyone who had wanted it, he had tried to go where he was directed. Mr. Wyso noted that the team would have a \$4.5 million impact in a three month period. There was always the future which he was interested in pursuing if the city desired. In terms of the lease, it was a boiler plate that issues such as clinics and scholarship could be discussed with other issues he needed a forum to talk. Mr. Wyso indicated that they were experienced and well financed and that a team can do much to uplift the spirit of a community and make the dollars flow in.

On motion of Ald. Domaingue, duly seconded by Ald. Reiniger, it was voted to refer the communication to Finance, Solicitor, Parks, School, Planning and the Mayor's office. Chairman Robert requested that these departments sit down in one room and work on the issue and return to the committee.

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. 1997 CIP Budget Authorizations:
 - 4.10115 Cops Ahead - Revision #1
 - 7.10219 Municipal Infrastructure Improvement - Revision #1

- B. An amending resolution and budget authorization allowing for the acceptance and expenditure of grant funds by adding the 1996 2.20719 NCADD Weatherization Program - \$3,000 - 1996 CDBG Entitlement Grant.

- C. An amending resolution and budget authorization allowing for the

- acceptance and expenditure of grant funds by increasing the 1996 CIP 8.20401 Archival Record Retrieval Project - \$10,000 Other - increasing the budget from \$24,985 (\$5,000 cash, \$19,985 other) to \$34,985 (\$5,000 cash, \$29,985 other).
- D. An amending resolution and budget authorizations allowing for the acceptance and expenditure of State and Federal grant funds by adding the 1997 CIP 4.10117 Domestic Violence Program - \$109,081 State of NH - Attorney General's Office and the 1997 4.20309 Local Law Enforcement Block Grant - \$187,593 US Dept. of Justice.
- E. An amending resolution and budget authorization allowing for the acceptance and expenditure of State grant funds by increasing the 1997 CIP 4.10127 Drug Task Force - \$38,532 (State of NH - Dept. of Justice).

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

15. Communication from Kathleen Giacomponello, 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 tabled 9/30/96 pending receipt of final payment.)

On motion of Ald. Domaingue, duly seconded by Ald. Reiniger, it was voted to remove this item from the table.

Attorney Arnold advised that they had received a check in the amount of \$13,600.00 which had been forwarded to the Finance Department.

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

16. 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.

17. 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.

18. 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.)

On motion of Ald. Reiniger, duly seconded by Ald. Wihby, it was voted to remove this item from the table.

Ald. Reiniger advised that the problem had been resolved and moved to receive and file the communication. Ald. Wihby seconded the motion. The motion carried.

19. 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.

20. 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.

21. Sidewalk Program -
(Note: on 7/31/96 the Committee rescinded its previous action pending a report from the Planning Department.)
On motion of Ald. Domaingue, duly seconded by Ald. Robert, it was voted to remove this item from the table.

Mr. MacKenzie advised that they would work towards having a report available for the second meeting in December.

On motion of Ald. Robert, seconded by Ald. Domaingue, it was voted to place this item back on the table.

22. Communication from Donald Tomilson requesting the Committee review the current ordinance relating to deduct water meters, and suggesting it be amended to provide the same relief from excessive sewer charges for commercial and industrial establishments, as now applies to residential irrigation systems.
(Tabled 10/22/96 pending further report.)

This item remained on the table.

NEW BUSINESS

An Amending Resolution and budget authorization were presented to accept a child care recruitment and training grant.

Kim Valdez, Child Care Coordinator for the City, addressed the committee advising that the focus would be to expand resources in recruiting family and day care providers; that it was not a renewable grant but they were hoping other funding sources may become available in the future.

Ald. Domaingue noted that the committee needed to be aware that grants such as these were adding to line items on the departmental side.

On motion of Ald. Clancy, seconded by Ald. Wihby, it was voted to approve the resolution and budget authorization as presented.

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

A True Record. Attest.

Clerk of Committee