

COMMITTEE ON COMMUNITY IMPROVEMENT PROGRAM

June 24, 1997

Aldermen Robert, Wihby, Reiniger,
Clancy, Domaingue

7:30 PM

**School Administration Bldg.
Conference Room (3rd Floor)
196 Bridge Street**

Chairman Robert called the meeting to order.

The Clerk called the roll.

Present: Aldermen Robert, Reiniger, Clancy, Domaingue

Absent: Alderman Wihby

Chairman Robert addressed item 11 first:

11. 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 establishment, as now applies to residential irrigation systems.

(Tabled 10/22/96 pending further report.)

NOTE: communication from the Public Works Director dated 6/3/97 enclosed.

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

Mr. Thomas addressed the committee advising that they had researched the impact of the residential deduct meters and found it had no severe impact to the revenues. The Highway Commission was advised of same and had acted to approve implementation of a deduct program for the commercial accounts. They would be preparing an ordinance amendment for submission.

On motion of Alderman Reiniger, duly seconded by Alderman Domaingue, it was voted to approve the Highway Commission actions and to recommend it be referred to the Committee on Bills on Second Reading for ordinance preparation.

Chairman Robert then addressed item 8:

8. Communication from the Vice Chairperson of the Manchester Child Care Committee requesting to address the Committee with new information they have received regarding the after-school transportation issue.

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

A handout was provided to the Committee by Mary Beth Donovan-Olson, Vice Chair of the Child Care Committee. Ms. Olson provided an overview of the handout to the committee advising of the need for the transportation to child care and their understanding of recent legislation, etc. She advised that to assist in the effort that MTA be allowed to utilize its fleet, a letter was sent to the MTA from the School Superintendent to the MTA advising them to include transportation to the YMCA and YWCA as school transportation.

In response to questions from Alderman Domaingue regarding the status of the state legislation introduced to address the issue. Kim Valdez, Child Care Coordinator for the City, advised that the bill had passed the House and the Senate and was on the Governor's desk for signature as she understood it.

Brief discussion ensued where members noted their support of wanting the MTA to provide the transportation, but concern over whether federal funding or other legislative problems were still present. It appeared that the yellow buses were not a problem but use of other buses could be.

On motion of Alderman Domaingue, seconded by Alderman Clancy, it was voted to refer the matter to the City Solicitor and MTA for review and report back to the Committee on whether or not the MTA could now provide the transportation.

Chairman Robert next addressed item 5:

5. Communication from the Director of Parks, Recreation & Cemetery submitted a proposed addendum to the Derryfield Country Club Restaurant Lease, to extend their present lease for two (2) additional 5-year options beyond the 14 years remaining on the present agreement.

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

Mr. Ludwig, Parks Director, advised that the proposal was an addendum to the current lease and provided an overview of the construction and positive changes made by the Leasee to date. Mr. Ludwig noted that the out years were tied to the CPIU to allow for a constant based on the economy of the future, rather than guesswork. Mr. Ludwig advised that the Parks Commission had approved the package, it had been reviewed by the City Solicitor, and it was felt to be a win-win situation for all. He noted minor changes that the leasee had agreed to at the request of the committee.

On motion of Alderman Clancy, duly seconded by Alderman Domaingue, it was voted to approve the request and recommend approval and authorization to execute same by the Board.

Chairman Robert next addressed item 7:

7. Communication from Angela M. Harvey representing residents of Elmwood Gardens requesting that the City make improvements to the streets, sidewalks and drainage system in their development.

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

Ms. Harvey addressed the Committee advising that the streets and walkways in the area had not been redone since built in the 1950's. She noted that the Housing Authority had renovated and did substantial rehab to the buildings, but that the walkways and streets were still an issue. She referred to a package sent to Alderman Robert with pictures, and noted that the walkways did not provide handicapped access commenting that they had six wheelchair residents in the area.

Chairman Robert advised that he had not brought the package; that he had thought other members had received one and apologized for the misunderstanding. Chairman Robert advised that the pictures reflected the need for work the same as that in many other areas of the City, and commented on how Highway had been working towards having accessibility whenever putting in new walkways.

Discussion ensued relative to whether Highway might be able to address the storm drains. Ms. Harvey had noted that the drains had been fixed in some instances and let go shortly thereafter.

In response to questions, Mr. MacKenzie advised that the ADA funds went quickly, they had been utilizing them primarily to get the schools accessible given the number of children needing accessibility. He explained that Highway was attempting to provide accessibility with cuttings when new walkways were built or work done, but that there were several areas not having access as of yet. The sidewalk program was still geared to high usage areas such as Mammoth Road, there was long term plan on-going to which this could be added. He noted that the entire area was formerly estimated at \$600,000 for the work needed.

Discussion ensued where members questioned the possibility of other federal funds or 50/50 program. They wanted to at least provide some kind of answer of a time frame or suggestion of how the problem could be addressed to the residents.

On motion of Alderman Clancy, seconded by Alderman Domaingue, it was voted to refer the issue to the Highway Department for review and response at their earliest convenience.

Chairman Robert addressed item 3:

3. Brief status report from the Industrial Agent relative to the sale of 88 Lowell Street.

This item was informational in nature and Jay Taylor addressed the committee. Mr. Taylor provided a handout of a proposed purchase agreement outlining highlights of it. He noted that Assistant Solicitor Arnold and himself were working with the organization and hoped to return to the Committee in 30 days with a final document for them to act upon. In response to questions, Mr. Taylor advised that there was a definite risk involved, but it was felt that the organization would complete the renovations in a five year period and it would ultimately be a

benefit to the area. It was anticipated that they would come to the committee in August and be ready for action by the Board and execution in September. Asst. Solicitor Arnold asked members to review the handout and get back to them as soon as possible because they were in continuing negotiations with the Sergeant Museum and would want to address any issues prior to coming back with a final document in 30 days.

Chairman Robert advised no action was required at this time.

Chairman Robert addressed item 4 of the agenda:

4. Communication from the Industrial Agent requesting approval to proceed with the proposed Jac Pac expansion for economic development assistance under the CDBG Program as outlined in the enclosed.

Alderman Domaingue moved to approve the request. Alderman Reiniger seconded the motion.

Alderman Clancy requested Mr. Taylor provide an overview of this project with Granite State Packing.

Mr. Taylor first commented that this project had received a tremendous amount of attention by a number of city departments including the Mayor's office, City Solicitor, Building Commissioner, Public Works Director, Water Works Director, Planning Director, and the Deputy Director of the Parks and Recreation Department. It had truly been a team effort to try to work out this relatively complex project.

Mr. Taylor stated that Jac Pac was a major employer in the city, employing approximately 500 people. Many of the employees live in the inner city area. So this was an important source of employment for city residents. They are proposing to build a 25,000 square foot freezer plant, which would give them additional capacity to quickly freeze their product as it comes out of the process and store it for a short time until it can go out on a refrigeration truck. Mr. Taylor noted that they exported all over the country and the world. The proposed expansion was suppose to add between 50 and 75 new jobs in addition to the ones that are already there. The total project cost is estimated to be in the range of \$6 million, breaking down to approximately \$4 million for the building and \$2 million worth of equipment. They had a number of offers from other communities to do this expansion elsewhere, in particular Omaha, Nebraska has been fairly aggressive in trying to get them to move out there, and one of the major issues that

Jac Pac as well as other manufacturers in the state are faced with is the high cost of electricity. For example, they were paying around 11 cents per kilowatt in Manchester, and in Omaha they can pay 4 cents a kilowatt, so they could see that the relative savings could be fairly large. Mr. Taylor requested Mr. MacKenzie to comment on the eligibility of the project with federal funding.

Mr. MacKenzie stated that the project would utilize CDBG monies, economic development is one of the prime goals of the CDBG program, in particular the benefits to low and moderate income type job classifications, this project certainly fits all of the criteria of what this particular money is used for.

Mr. Taylor stated what we are proposing is \$300,000 in assistance for the company to buy equipment and help with this expansion. We are proposing that this amount of money be funded over two fiscal years of the CIP program, in 1998 and in 1999. Since the CIP budget had gone very far down the track when this became active there was no money in the current CIP budget to deal with this issue. We felt that this project is important enough to warrant and request that we borrow in effect \$150,000 from the allotment from the revolving loan fund, hopefully it will be paid back out of a subsequent year in the CIP budget to allow this expansion to take place. The second \$150,000., the mayor has agreed, if re-elected, to place \$150,000 request in the FY1999 CIP budget, which would then make up the total of \$300,000 over two fiscal years. Mr. Taylor stated these funds would be used to acquire production equipment which would be part of the project.

Mr. Taylor commented on what the city would get out of the investment stating first of all there were a number of things Jac Pac was responsible for to make the project happen. First they were going to rebuild the rail crossing which is directly south of the Queen City Bridge, and they are doing that because the new addition is on the west side of the tracks, they will want to cross that crossing back onto their own property and come out onto Queen City Ave opposite Sundial Ave, so as to not further encumber that intersection at Sundial and Queen City. In order to do that they would have to rebuild the rail crossing which was extremely expensive proposition. The railroad was very expensive to do business with. The second thing they would want to do, they are receiving from the City an agreement which will come up at the full Board meeting next week to allow them to park their employee cars and some trucks under the Queen City Bridge. The agreement essentially holds the city harmless from any damage to private vehicles that may occur as a result of them parking there. That agreement has been looked at by the City Solicitor's office and he believed it would be on the Board agenda for the meeting next week. As part of that situation, Jac Pac has indicated it would like to have the ability to construct a so-called anti-missile fence along that section of the

bridge. An anti-missile fence is that type of chain link fence that has the curve on the top that makes it difficult to allow things over the top. There is a city water main running through the property which they will have to relocate at some point down the road, that's one of their expenses.

Mr. Taylor stated that the city would get the increased taxes on the \$4 million new assessment, which would be somewhere between \$120,000 and \$124,000 a year; that they would get 50 to 75 new jobs for low/moderate income people. Beyond that Jac Pac had agreed to give the city an easement through their property to allow potential for a road to be constructed from South Commercial or south of the new soccer stadium. In addition the easement would include provisions for the Heritage Trail to build down through the area as well. The fact that the rail crossing gets upgrading now, in effect, if the city does build that road the crossing would already be rebuilt, and finally the city would receive the benefit of maintenance of a current major employer in the area.

Chairman Robert called for a vote on the motion to approve. The motion carried with none recorded in opposition.

Alderman Reiniger noted that there had been reference to the Heritage Trail and wished to ask Mr. Ludwig about it noting there was a great interest in the riverfront wanting to know where it stood and if it was on the agenda for parks at this point.

Mr. Ludwig noted the answer was yes and no, they have not been able to link up all of the portions necessary to complete it so it was a slow process. Whenever there was an opportunity parks attempted to jump in. In response to further question Mr. Ludwig advised that he would have to review it further with Mr. Johnson and would provide a report at a future meeting.

Chairman Robert addressed Item 6 of the agenda:

6. Communication from the Director of Planning seeking the Committee's acceptance of the assignment of promissory notes and mortgages from the Manchester Housing and Redevelopment Authority of various Housing Rehabilitation Programs.

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

Mr. MacKenzie advised that he was not seek the Committee's approval of acceptance at this time. He was not sure of the amount of time that would be required to service the assignments proposed. Alderman Domaingue noted it was a substantial list and her experience in the banking industry told her it would take substantial time to service this number.

On motion of Alderman Domaingue, seconded by Alderman Reiniger, it was voted to table this item pending further review and report by Mr. MacKenzie on the time and staff required to service such assignments.

CONSENT AGENDA

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.

- B. An amending resolution and budget authorization allowing for the acceptance and expenditure of funds from the developers by adding the 1997 CIP 7.10109 Hermit Road Improvement Project - \$34,500 Other.
- C. Bond Resolution:
 - “Authorizing Bonds, Notes or Lease Purchases in the amount of \$90,000 for the 1998 CIP 5.10156 School Parking Lot Construction - Memorial High.”
- D. An amending resolution allowing for the acceptance and expenditure of State grant funds by adding Extended School Year - \$113,143; Deaf Summer Program - \$14,229; SAFE Program - \$11,000; Title 1 Summer School - \$49,714; and by increasing Driver Education to \$142,655.
- E. An amending resolution and budget authorization allowing for the acceptance and expenditure of funds by adding the 1998 CIP 4.10127 Drug Task Force - \$38,533.00 Dept. of Justice.

- F. 1995 CIP Budget Authorization:
 - 7.40370 Sanitary Landfill Closure - Revision #3

- G. 1997 CIP Budget Authorization:
 - 5.10252 Precourt Park Master Plan

- H. 1998 CIP Budget Authorizations:
 - 2.10104 Court Appointed Special Advocates
 - 2.10105 Youth Community Outreach Worker
 - 2.10204 Runaway & Homeless Youth
 - 2.10205 Alcohol & Drug Abuse Prevention
 - 2.10208 Youth Attendant Program
 - 2.10209 Court Directed Alcohol Education
 - 2.10602A Youth Recreation Activities Program
 - 2.10602B Youth Recreation Activities Program
 - 2.10603 Theater, Education, Employment Now (TEEN)
 - 2.10605 6% Incentive Funds Alternative Education
 - 2.10606 Cultural Diversity Task Force
 - 2.10608 Youth Opportunities Unlimited Program
 - 2.20503 Rehab./Lead Based Paint Program
 - 2.20504 Public Health Improvement Program
 - 2.20505 Tobacco 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
 - 2.20711 HIV Testing & Counseling
 - 2.20712 Homeless Donations & Private Support
 - 2.20714 Lead Poisoning Prevention Program
 - 2.20715 Refugee Health Program
 - 2.20717 Center City Disease Prevention
 - 2.20718 Pharmaceutical Program
 - 2.20720 NCADD Roof Replacement
 - 2.20723 New Horizons Roof Repairs
 - 2.50501 Emily's Place
 - 2.50601 Homemaker Services
 - 2.50602 Latin American Center
 - 2.50604 Day Care Program
 - 2.50608 Operational Assistance

- 2.50609 Child Care Coordinator
- 2.50615 Voluntary Action Center
- 2.50617 New Horizons Operational Assistance
- 2.50618B MEH Operational Expenses
- 2.50623A Tenant Assistance to Secure Affordable Housing - Homeless Prevention
- 2.50623B Tenant Assistance to Secure Affordable Housing - Operational Assistance
- 2.50623C Tenant Assistance to Secure Affordable Housing - Essential Services
- 2.50626 Families in Transition - Supportive Housing
- 3.30519 Middle School Program
- 4.10115 Cops Ahead
- 4.10115 Cops Ahead
- 4.10116 Grade School Programs
- 4.10118 Cops More
- 4.10119 Universal Hiring Program
- 4.20106 Motor Vehicle Prosecutor
- 4.20320 Somerville Street Station Renovations (Design)
- 4.30101 Defibrillator Program
- 4.30208 800MHz Trunking - Phase IV
- 5.10155 School/Park Improvement Projects
- 5.10156 School Parking Lot Construction - Memorial High
- 5.10176 West Memorial Field Improvements
- 5.10252 Downtown Parks Rehab. Project
- 5.10258 Livingston Park Capital Improvements
- 5.10289 Derryfield Park Gazebo
- 5.10405 Fun in the Sun
- 5.10405 Fun in the Sun
- 5.30102 ADA Compliance (Loan)
- 5.30301 Community Concerts at Veteran's Park
- 6.1000 HOME Project
- 6.10313 Fair Housing Community Meetings
- 6.10403 Dilapidated Building Demolition
- 6.10404 Concentrated Code Enforcement
- 6.10407 Operational Assistance
- 6.40404 Project Greenstreets
- 6.40404 Project Greenstreets
- 7.10103 Annual Right of Way Reconstruction
- 7.10104 Annual Right of Way Maintenance
- 7.10108 Annual Bridge Maintenance
- 7.10114 Notre Dame Bridge Reconstruction

- 7.10115 Bridge Rehabilitation Project
- 7.10215 Annual Parking Facility Maintenance
- 7.10216 Annual Traffic Signal LED Replacement
- 7.10221 Annual Traffic - OPTICOM
- 7.10229 Cilley/Taylor Signalization
- 7.30104 Downtown Revitalization Elm Street Reconstruction
- 7.50101 Sidewalk Construction Program
- 7.50101B Sidewalk 50/50 Program
- 7.60327 Crystal Lake Water Quality Project
- 8.20101 Community Development Initiatives
- 8.20101 Community Development Initiatives
- 8.20128 City Computer System Upgrade/Network
- 8.20401 Archival Record Retrieval Project
- 8.20404 Traffic Code Update - Clerical Support
- 8.20405 Classification/Compensation Study
- 8.20408 Library Internet
- 8.20410 Motorized Equipment Replacement
- 8.30305 Library Renovations
- 8.30332 Annual Maintenance Program
- 8.30340A City Hall & Annex Renovations
- 8.30340B City Hall Restoration
- 8.30354 School Capital Improvement Program
- 8.30354 School Capital Improvement Program
- 8.30397 ADA Compliance
- 8.40304 Information & Referral

- I. Communication from the Director of Planning requesting various CIP project extensions through 12/31/97.

ON MOTION OF ALDERMAN REINIGER, DULY SECONDED BY ALDERMAN CLANCY, IT WAS VOTED TO APPROVE THE CONSENT AGENDA.

- A. An amending resolution and budget authorization allowing for the acceptance and expenditure of additional developer impact fees by increasing the 1997 CIP 7.10227 South Willow Street Area Improvements Project.

Alderman Domaingue asked if this was merely to accept the fees and remand them for use. Mr. MacKenzie responded yes.

On motion of Alderman Domaingue, seconded by Alderman Reiniger, it was voted to approve the amending resolution and budget authorization.

J. Communication from the Director of Planning relative to the funding for the Downtown Facade Improvement Program

A brief discussion was held relative to this project where Alderman Clancy noted that \$80,000 which was currently being requested was probably not adequate to address the problem. It was noted that the project was a first come first serve type project with the private sector providing a \$3 match to the City's \$1 and they would use what they had available for the project. Alderman Domaingue noted that she was in support of it provided however that the recommendation of status reports was adopted as part of it. Her concern was overview for taxpayers.

On motion of Alderman Domaingue, duly seconded by Alderman Reiniger, it was voted to approve the project subject to adopting the recommendation regarding status reports to be provided to the committee.

TABLED ITEMS

10. 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 in 1995.
(Tabled 6/10/96)

This item remained on the table.

12. Communication from the Director of Parks, Recreation & Cemetery relative to the Aqua Golf, Clean-Flo Proposals at Nutts Pond in Precourt Park.
(Tabled 4/29/97)

This item remained on the table.

NEW BUSINESS

Handout referencing MER Account

Mr. Houle addressed the committee apologizing for having to come under new business. Alderman Domaingue noted concern with still not having central purchasing in a true form and the idea that outside consultants needed to be hired to have department heads decide which garages should close in the city. She referenced the banking industry for which she worked noting they worked across four states and centrally purchased items.

Following brief discussion, it was voted to approve the request to authorize a contract be executed following approval of the Fleet Advisory Committee.

Mr. MacKenzie advised that the City Hall and Annex renovation bids had been opened and while the construction market was booming, it resulting in bids a little higher than anticipated. The low bidder was Harvey Construction with whom they were currently negotiating to attempt to bring the cost down to within budget. He was confident that they would be able to complete the project with the funding provided, however, there may be a few items to come back with requests for in the next fiscal cycle.

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

A True Record. Attest.

Clerk of Committee