

COMMITTEE ON COMMUNITY IMPROVEMENT

August 18, 1998
Aldermen Reiniger, Wihby,
Clancy, Pariseau, Girard

5:00 PM
UNH @ Manchester (Room 302)
400 Commercial Street

Chairman Reiniger called the meeting to order.

The Clerk called the roll.

3. Communication from the President of the Greater Manchester Family YMCA regarding a proposal to utilize the City-owned Pine Island Park to benefit the youth and families of Manchester.

Alderman Girard moved for discussion. Alderman Pariseau seconded the motion.

Mr. Hal Jordan addressed the Committee stating that the YMCA was proposing to run a summer program out of this location. He noted that for this year's summer camp they were 300 to 400 oversubscribed. Utilizing a rendering, Mr. Jordan advised that they intended to use the approximate 8 acre parcel, putting in a parking are for 30 cars; a hard core play area; a six lane pool; arts and craft pavilion; and expand a present area to regulation size soccer field. Mr. Jordan commented that they had spoken with the Risk Manager regarding insurance and the YMCA's insurance would meet his standards. The YMCA would take full responsibility from June 15 to August 31 of any facilities they built, and the area would become a passive park the balance of the year during the off season.

Mr. Jordan addressed the Committee regarding the responsibilities of the YMCA and the City under the proposal. The YMCA would be responsible to:

- 1) Raise \$300,000 to put in the facilities
- 2) Build the complex
- 3) Operate the facility from June 15 to August 31
- 4) Provide property coverage on a year round basis for the buildings and facilities built by the YMCA
- 5) Maintain and operate the complex during the summer period (e.g. the pool would be closed with a pool cover and security fencing at the end of the season).

The City was asked to:

1) provide a 50 year lease for \$1.00 per year.

Mr. Jordan noted that in order to raise the funds to build the facilities asking for private foundation funds, etc. they needed a lease that would run the extent of the useful life of the buildings.

2) release the insurance funds of \$100,000 to be utilized for site work

3) continue maintaining as a passive park as presently done.

Mr. Jordan noted that there would be a nominal fee during the evenings for resident use of the facilities.

Alderman Pariseau noted concern with charging fees to residents of the area and asked about the cost of the summer camp. Mr. Jordan did not know the exact fee charged at present but commented it would be run similar to the site they presently use at the Allard Center in Goffstown. In response to other questions of Alderman Pariseau, Mr. Jordan noted that they would be busing in the children to keep the traffic flow down, anticipating approximately 15 cars during the day for staff.

Alderman Pariseau noted the plan called for the Y to maintain the facilities built but questioned what Parks was being asked to maintain. Mr. Jordan noted that the understanding was that Parks was presently taking care of the trails, etc. at the site and it would be anticipated that this would continue. The passive use was during the September to June period.

Alderman Clancy noted concerns with the fees for summer camps and children in say Elmwood Gardens area that could not afford the fees for the camps or evening swims for example. Mr. Jordan noted that they had a sliding fee scale at present which would be implemented for this area as well, a financial aid application could be obtained and they would weigh the situations individually, much like food stamps and other programs.

In response to questions raised regarding out of town children utilizing the service, Mr. Jordan stated they would envision a south end priority sign up period say in January, followed by the balance of the City and then if there were slots left it would go to out of town children.

Alderman Girard questioned the size of the pool. Mr. Jordan advised it would be a regulation size, 25 yard six lane pool accommodating approximately 75 children. It would no where near match the Hunt or Rimmon pools.

Alderman Girard commented that perhaps in looking at this site it was not the best for a south end facility such as those at Livingston or other areas, but recognized the need to address this area of the city. He asked Mr. Ludwig to comment on this.

Mr. Ludwig stated that there could be other locations in the south end that would be better suited to such use. He noted that in 1974 the study conducted reflected regional deficiencies which needed to be addressed. When some of the other projects were completed they did need to look at the south end in terms of such facilities.

Mr. MacKenzie commented that he knew parks had been working for some time to have someone come forward regarding a proposal for this site. He noted that one of the reasons this particular proposal was appealing was because it was intended to bus the children into the site. He would not encourage public use of this site because of the access problems. Even with the airport access road, Brown Avenue would be a busy roadway. The city had looked at other accesses to the site but the costs were excessive.

Alderman Girard suggested that CIP, Parks, and the City Solicitor work with the Y and bring forth a revised proposal and so moved.

Discussion ensued with no second to the motion. Alderman Pariseau noted concerns with endorsing the idea, or interpretations of endorsing the proposal when he did not support it. His major concern was the fees. He did not feel it was fair that south end residents would have to pay for use of the pool when other residents didn't have to pay in other areas of the City. Alderman Clancy remained concerned regarding low income households being able to afford the fees for camps and swimming.

Alderman Pariseau asked if the air traffic had been considered in terms of safety. Mr. Testa, Airport Director, advised that the area was not in any flight pads and the airplanes therefore did not fly overhead this area.

In terms of questions of being competitive with day care providers in the area, Mr. Jordan advised that he did not feel they would be in any competition with the area day care, summer camps were different in service nature and in essence it was a different clientele.

On motion of Alderman Girard, duly seconded by Alderman Pariseau, it was voted to have the YMCA review concerns expressed with Parks and return with a revised proposal. It was noted that such motion was not to be construed as an endorsement of the proposal.

4. Petition for discontinuance of a portion of Arms Street.

On motion of Alderman Pariseau, duly seconded by Alderman Girard, it was voted to recommend that the petition be referred to a road hearing on September 29.

5. Petition for discontinuance of an alley behind 205-213 Pine Street.

Alderman Pariseau moved to deny the request noting that was the recommendation of Highway. Alderman Clancy seconded the motion.

Mr. Shepherd of the Highway Department advised that a new review of the petition revealed the possibility that a portion of the land could be park land and they would need to further look at it or survey the area to be definitive on that aspect.

Chairman Reiniger called for a vote on the motion to deny. The motion carried.

6. Petition for discontinuance of a paper street between Wheelock Street and a formerly discontinued portion of Frederick Street.

On motion of Alderman Girard, duly seconded by Alderman Pariseau, it was voted to recommend that the Board deny the petition and find that the area of the petition was released and discharged pursuant to RSA 231:51.

7. Communication from Alderman Hirschmann requesting the City commit \$25,000 to cover needed steel doors and heating/ventilation for the School Fitness Center at Manchester High School West.

Alderman Girard noted that he wanted to see fairness in the high schools with regard to facilities and noted his support in sending this item to the SCIP (School Capital Improvement Program) Committee.

Alderman Hirschmann introduced members of the booster club and provided an illustration of the proposed fitness area. He noted improvements done to Memorial in recent times and explained in some detail the intent to close in an open area with glass, structural, heating and ventilation and steel doors would be required. He noted that the Booster Club had raised \$33,000 to date toward the costs.

Alderman Clancy noted concerns on having better facilities at West than Central or Memorial. He wanted to ensure that Central was receiving its fair share.

Mr. MacKenzie noted that there would need to be School Board approval and commented on the process of the school improvement funds and how they were used in varying ways according to the needs of each of the schools but were shared among the schools according to their priorities.

Alderman Girard moved to approve the request not to exceed \$25,000 and refer it to the School Capital Improvement Program Committee. Alderman Pariseau seconded the motion. The motion carried.

8. Communication from Alderman Shea requesting construction of school sidewalks in Ward 7.

Alderman Shea addressed the Committee introducing the principal of Jewett School. He discussed with the committee at some length the dangers of the South Jewett/Weston Road areas and the need for sidewalks. He noted that it had been an ongoing problem for some time and had not been addressed.

Joan Sweeney of Jewett School noted that 12 years ago a child was struck on Jewett Street. It was a very dangerous area. She commented that recently a fire truck could not get through it was stuck in the traffic and teachers went out and directed traffic off to the side streets so it could get through.

Alderman Pariseau commented that they did have a problem in that area.

Alderman Clancy questioned if this sidewalk request was on a priority listing.

Discussion ensued where Mr. MacKenzie advised that they had little funds to do sidewalks and some small ones were taken up last year. They had presented a listing to the committee last year and the Mammoth Road area was the one that was funded to be worked on. He noted that the committee had placed highest priority to the areas heavily traveled with no sidewalks at all. He also noted that staff would be meeting on the next year's programs in September or October. Mr. MacKenzie noted that the Jewett Street area has historically reflected a need for traffic calming and they had met with the Highway Department regarding these issues.

Alderman Girard asked if the Jewett Street sidewalks had been placed on the list. Jewett Street was noted to be a key area although Merrill Street was not used as much. Mr. MacKenzie advised that he did not believe a request for sidewalks on Jewett Street was on the list.

On motion of Alderman Girard, duly seconded by Alderman Pariseau, it was voted to refer the request by Alderman Shea to the Planning staff to be ranked and placed on the sidewalk listing.

9. Proposed ordinance amendment submitted by the City Clerk:
"An Ordinance establishing procedures for the use of the Public Areas and Facilities Maintenance of City Hall Complex."

At the request of the Deputy Clerk, on motion of Alderman Girard, duly seconded by Alderman Clancy it was voted to table this item.

10. Communication from the Public Works Director requesting authorization to utilize \$364,000 to purchase vehicles for the Highway Department as listed.

On motion of Alderman Clancy, duly seconded by Alderman Pariseau, it was voted to approve the request.

11. Communication from the Chief Sanitary Engineer requesting authorization to purchase a crew cab truck out of the EPD FY'99 budget.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to approve the request.

12. Communication from the Chief Sanitary Engineer submitting Amendment No. 3 to the Londonderry/Manchester Intermunicipal Agreement for sewer service.

Alderman Girard requested this item be tabled. He noted that the residents of Meagons Meadows and Rosecliff developments were concerned about the potential traffic issue if a residential development was approved in Londonderry. He noted that he had been working on the issue and the tabling of this agreement would stop the development until they could work out the situation.

Mr. Seigle advised that the residential development did require the amendment to the inter-municipal agreement, Londonderry had requested it based on the developers request and need for the service.

Alderman Pariseau noted that in order to have a roadway exiting into the Meagons Meadows area the Planning Board would have to approve it and it was turned down once already. Mr. MacKenzie concurred that Planning Board action would be required and that there was some indication that another request may be forthcoming to Planning.

On motion of Alderman Girard, duly seconded by Alderman Clancy, it was voted to table this item.

13. Communications from Assistant Airport Director Bush submitting a sublease for use of 6,600 square feet of the Ammon Center for a Custom's Facility, a revised amendment to the ground lease agreement for the Wiggins Airways General Aviation Facilities, and a notice of lease.

On motion of Alderman Pariseau, duly seconded by Alderman Girard, it was voted to approve the sublease agreement and the ground lease agreement and recommend authorization to execute same.

14. Communication from the Water Works Director seeking approval for the purchase of a 6+/- acre parcel of land located in Auburn, NH from Mrs. Charlotte MacDonald for the amount of \$8,400.00

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to approve the request and recommend the Board authorize the Water Works Director to acquire such property.

15. Communication from William Davidson, National Sports Services, advising
of their interest in securing a lease agreement for a professional baseball franchise to use Gill Stadium.
(Note: forwarded under separate cover to Committee members.)

Mr. Davidson addressed the Committee advising that he was looking to explore the possibility of having a professional baseball franchise at Gill Stadium. He noted it was a quality of life issue and the economic impact was that potentially \$1 million would be spent locally as a result. Mr. Davidson noted that he would foresee improvements to the Gill facility done by the team and obviously the displacement issues of local use would have to be addressed.

Mr. Davidson stated he was asking for the Committee's approval to conduct his due diligence and come back with a proposal in approximately 60 days to the Committee. He also commented that in concept they would have renovations to the facility and a reduction in maintenance costs to the City. He again commented that they needed to work with the local people because they could not upset the people who they would want to attend the games.

Alderman Reiniger stated that they would have to meet with the Babe Ruth league people, etc. Mr. Davidson concurred that they would and had ideas on how to work with them.

Alderman Clancy asked what level Mr. Davidson was looking at. Mr. Davidson responded that they would be looking at an independent New England league or Class A New York Penman.

Mr. Davidson noted that he had recently visited the Gill Stadium facility and as it presently existed was in better condition than where some of the professional teams were currently playing.

Alderman Reiniger noted that Mr. Davidson's company had indicated interest in a hockey team at the proposed civic center and asked about doing that and baseball.

Mr. Davidson noted that this was a good situation in the industry that they would have an interest in both, there were certain economics involved. His company presently had 3 franchises - 2 hockey and 1 baseball - it was not an issue.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to refer the matter to Parks and Recreation for further study.

16. Materials to be presented to address an emergency sidewalk situation on Hanover Street due to a recent storm, if available.

Brief discussion ensued relative to possible FEMA funds and utilization of CDBG funds to address the issue.

Because of time constraints, on motion of Alderman Clancy, duly seconded by Alderman Pariseau, it was voted to authorize the Planning Director to submit requests and paperwork regarding this item directly to the Board of Mayor and Aldermen for consideration.

17. Update on disposition of River Road and Chestnut Street properties (Tax Map 222, Lots 79 and Lot 52).

Deputy Clerk Johnson advised that there were two lots in question. The lots were landlocked and the staff committee was recommending that Lot 79 be sold to the abutter, Mr. Gustafson. The Board of Assessors had suggested a value of \$4,000 to \$5,000 for this parcel. The staff had been concerned about ensuring that Lot 52 was disposed of at the same time. The Grace Church owned abutting property to this lot and had indicated a interest in purchasing it. The Board of Assessors had

indicated an approximate \$2,000 value for this property. The recommendation would be to pursue disposition of that parcel to Grace Church as well.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to recommend a finding of Lot 79 as surplus; that the public was best served in selling to an abutter; that disposition of the property be sale to abutter, Mr. Gustafson for the amount of \$5,000.; and that staff be authorized to pursue sale of Lot 52 to Grace Church.

18. Discussion of disposition of right of way land request for purchase by Michael Sylvester.

Deputy Clerk Johnson advised that there was some confusion in the last action of the committee to approve the highway recommendation. At issue was the intent to sell the property at a value determined by the Board of Assessors, and costs relating to subdivision and surveying needed to be addressed by the purchaser as well if that was the intent of the Committee.

Mr. Tellier addressed the committee noting that he had spoken with the Sylvesters and explained that a nominal amount for the property needed to be paid to the City. He had based the value on the fact that the potential owner would have to absorb the costs related to the transaction including survey and subdivision.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to find the property surplus and recommend disposition of the property to Mr. Sylvester subject to payment of \$1,500. a value set by the Assessors and subject to the Sylvester's payment of all costs related to the transaction of disposition of the property including survey and subdivision requirements.

19. Update on Tax Map 105, Lot 8A on Riverfront Drive.
(Note: formerly requested for purchase by St. Anselm's Rowing Club.)

Deputy Clerk Johnson noted that this property was not recommended to be sold by the staff committee. It was felt by staff that it was not in the best interest of the City to sell any river frontage property at this time. She noted that consideration could be given to lease the property.

Alderman Pariseau moved to deny the request and commented that a lease was not appropriate either. Alderman Clancy seconded the motion. The motion carried.

20. Update on request to dispose of land off Candia Road and Groveland Avenue.

Deputy Clerk Johnson stated the staff just wanted to advise the committee that they were looking into this request; that the Water Works Department was reviewing the actual area to determine whether they had an interest in the parcel.

On motion of Alderman Clancy, duly seconded by Alderman Pariseau, it was voted to table the request pending information from Water Works and staff.

CONSENT AGENDA

Chairman Reiniger 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.

For BMA Approval:

- A. 1995 CIP Budget Authorization:
740370 Sanitary Landfill Closure - Revision #5
- C. 1999 CIP Budget Authorizations:
221699 Teen Drop In Clinic-Operational Assistance - Revision #1
510299 Neighborhood Playgrounds
510499 Fun in the Sun - Revision #1
- D. An amending resolution and budget authorizations transferring funds to increasing funding for improvements to City Hall; transferring funds from existing school and other projects, and appropriate new funds from Development Impact Fee contributions for schools to increase funding for improvements to Parkside Middle School.

- F. An amending resolution and budget authorizations allowing for the acceptance and expenditure of State funds for various Health Department projects.
- G. An amending resolution and budget authorization allowing for the acceptance and expenditure of grants funds from the State of NH in the amount of \$484.39 by increasing the 1998 4.10117 Domestic Violence Program.
- H. An amending resolution allowing for the acceptance and expenditure of State funds for various School Department grants.
- I. An amending resolution and budget authorization allowing for the acceptance and expenditure of a grant from MHRA in the amount of \$16,500 increasing the 1999 4.10119 Manchester Housing and Redevelopment Authority Summer Foot Patrol Program - \$16,500 - 1996 MHRA through a federal drug elimination grants.
- J. An amending resolution and budget authorization allowing for the acceptance and expenditure of developer impact fees in the amount of \$25,000 increasing the 1999 CIP 510599 Parks Improvements Program Project.
- K. An amending resolution and budget authorization allowing for the acceptance and expenditure of an 80% State reimbursement grant for design and construction costs associated with the 1999 CIP 710199 Bridge Rehabilitation Project.

HAVING READ THE CONSENT AGENDA, ON MOTION OF ALDERMAN GIRARD, DULY SECONDED BY ALDERMAN PARISEAU, IT WAS VOTED THAT THE CONSENT AGENDA BE APPROVED.

- B. 1998 CIP Budget Authorization:
7.10263 Livingston Park Athletic Facility

Alderman Girard raised questions regarding this item. Mr. MacKenzie advised that the facility was primarily being financed through private donation, and the authorization was a correction.

In response to question, Mr. MacKenzie advised that the private donor had issue with maintenance concerns of the building and wanted an agreement with the city on the City assuming responsibility for maintaining the facility.

Alderman Girard raised issue with the fact that the building now proposed was grandiose, not what was originally planned in the master plan; that they were being requested to authorize fund expenditure on a building that they did not know what the future maintenance costs would be, how much more it would cost to maintain than what was originally planned. It was nice that there was a donor willing to provide the funds but he felt they should get a better idea of the costs.

Mr. MacKenzie noted that at the time there was discussion about the donor providing funds for the building. He additionally noted that the parks department was in a position where they could not go forward with the track without the knowledge of the footings of the building and there was a need to go forward with at least part of the funds.

Alderman Clancy moved to approve the request. Alderman Pariseau seconded the motion. The motion carried with Alderman Girard recorded in opposition.

- E. An amending resolution and budget authorization allowing for acceptance of insurance proceeds in the amount of \$4,864.48 to be utilized to construct the 3.10301 Enterprise Comm. Neighborhood Resource Center.

In response to question from Alderman Clancy it was noted that the lease agreement would need approval of the Board and was presently being worked on. A memorandum of agreement may be needed to allow use of the building for 30 or 60 days until the lease agreement could be completed.

On motion of Alderman Clancy, duly seconded by Alderman Pariseau, it was voted to approve the amending resolution, budget authorization, use of insurance proceeds and authorize an agreement to be presented directly to the Board of Mayor and Aldermen subject to the review of the City Solicitor.

TABLED ITEMS

22. 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.
(Note: re-tabled 2/17/98 pending Planning recommendation - attachments previously forwarded to members of the Committee.)

23. Communication from Lloyd Basinow requesting that the Board declare 1,255 units of public housing within the City limits to be "Drug Free Zones".
(Tabled 4/21/98)

24. Communication from Parks, Recreation & Cemetery Deputy Director submitting a proposed Scope of Services for a feasibility study to explore the possibility of locating an affiliated baseball franchise in Manchester.
(Tabled 4/21/98).

25. Communication from Thomas Seigle, Chief Sanitary Engineer, requesting the Board find that the Cohas Brook Interceptor - Contract #2 is a "public need" and that permission be granted to acquire a temporary easement and a permanent easement from the owners using eminent domain.
(Note: Public Hearing and Special BMA meetings held on May 27, 1998.)
(Tabled 4/21/98)

These items remained on the table.

There being no further business, on motion of Alderman Pariseau,, duly seconded by Alderman Clancy, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee