COMMITTEE ON COMMUNITY IMPROVEMENT

February 16, 1999 **6:15 PM**

Chairman Reiniger called the meeting to order.

The Clerk called the roll.

Present: Aldermen Reiniger, Wihby (late), Clancy, Pariseau, Girard

Messrs: R. Ludwig, R. MacKenzie, J. Beaulieu

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.

A. Resolutions:

"Amending the 1999 Community Improvement Program, authorizing and appropriating funds for various School Department Projects."

"Amending the 1999 Community Improvement Program, authorizing and appropriating funds for the 1999 CIP Project 222199-HIV/AIDS Curriculum."

"Amending the 1999 Community Improvement Program, authorizing and appropriating funds for the 1999 CIP Project 410499, NH Drug Task Force."

"Amending the 1999 Community Improvement Program, authorizing and appropriating funds in the amount of Fifty Two Thousand, Five Hundred ($52,500) for 1999 Community Improvement Program - 831499 School Security Improvement Project."

B. 1998 Budget Authorization:

5.30102 ADA Compliance (Loan) - Revision #3

C. 1999 Budget Authorizations:

220799	HIV Prevention
220999	HIV Testing & Counseling
221099	Lead Poisoning Prevention Program
221199	Refugee Health Program
221999	HIV/AIDS Curriculum
410499	NH Drug Task Force
831499	School Security Improvements

HAVING READ THE CONSENT AGENDA, ON MOTION OF ALDERMAN PARISEAU, DULY SECONDED BY ALDERMAN GIRARD, IT WAS VOTED TO APPROVE THE CONSENT AGENDA.

Chairman Reiniger addressed Item 4 of the agenda:

> Communication from the Director of Parks, Recreation & Cemetery requesting the replacement of one (1) 1990 Chevrolet Caprice recycled cruiser.

Alderman Pariseau moved to have Parks & Recreation receive prioritized consideration for a Police Department replacement vehicle. Alderman Clancy duly seconded the motion.

Alderman Clancy stated I was thinking maybe if there are some monies in the MER account we can get them a new pick-up truck. We have had trouble out there before and we have been questioning in the summer time when people are riding in the back of the pick-ups.

Alderman Pariseau stated I thought that was resolved, wasn't it.

Mr. Ludwig replied no.

Alderman Pariseau asked do we have money in the MER account.

Alderman Clancy answered we do have some monies left, yes.

Mr. Ludwig stated this is just a replacement for a cemetery vehicle. The two vehicles in question that we were having problems and difficulties in transporting people around are in the parks division. The amount of money necessary to

correct that problem is not available. This is simply to replace the vehicle at the cemetery to lead processions in and this is fine at this time.

Alderman Girard stated I don't have a problem replacing a cruiser with a cruiser because of its use but I wonder if I might ask Alderman Clancy where the Fleet Committee is in making recommendations as to which positions should have vehicles and what those vehicles should be.

Alderman Clancy replied we are trying to work it out with each department as they come along. Most departments need something and money is a big problem right now. I think we have around $65,000 the last I heard.

Alderman Girard stated my question is, and if I am incorrect please correct me, but the Fleet Advisory Committee that you chair isn't it supposed to develop recommendations on what each department should have. I mean which position should have vehicles and what those vehicles should be. Maybe a recycled cruiser makes sense in this case and maybe it doesn't. I don't know and I was just wondering whether or not your committee has addressed those items.

Alderman Clancy replied the committee hasn't met in quite a while. One of our friends is in limbo, Mr. Houle.

Chairman Reiniger called for a vote. There being none opposed, the motion carried.

Chairman Reiniger addressed Item 5 of the agenda:

> Communication from Jane Beaulieu, Chair of the Manchester Conservation Commission, seeking the Board's approval to accept an offer of a conservation easement from Greenview Associates for a portion of Map 767, Lots 7-1 and 7-2, corner of Hackett Hill Road and Front Street.

Alderman Girard moved this item for discussion. Alderman Pariseau duly seconded the motion.

Alderman Girard asked, Mr. MacKenzie, when the City takes over property like this, who tends to it.

Mr. MacKenzie answered this would actually be a conservation easement so the City would not own the property. They would have an easement to assure that it is conserved in perpetuity and the Conservation Commission has indicated that they can basically keep an eye on the property. We would not have the liability of the

maintenance of the site, only have an eye out towards making sure that the area is not disturbed.

Alderman Girard stated so basically this easement would prohibit development in that area and nothing else so we are in no way obligated beyond that.

Mr. MacKenzie replied no and can I respond I know that Alderman Pariseau asked a question about what is the impact on the tax base. I did refer that question to Steve Tellier in the Assessor's Office. He did review it and came back to me and based upon how they appraise that site or assess that site, it would have no impact. They assess based upon income generated and since this is a wetland area, part of the site is already developed and the other part that could be developed could not use this particular portion of the site so we feel that there would be no impact on assessed value or on taxes for that property.

Alderman Girard asked why would a company like Greenview Associates who are a property owner, why would they offer the City a conservation easement.

Mr. MacKenzie answered I see that Jane Beaulieu is here, Chairman of the Conservation Commission. I do know that when they developed their site they were extremely close to that wetland. My understanding is perhaps they slightly encroached upon that, that they went to the State DES. I know our Conservation Commission was involved, but I think this issue is primarily to resolve a problem that occurred on that site.

Alderman Girard asked so they are not just being generous.

Mr. MacKenzie answered I guess I would like to have Jane respond to why the conservation easement is being offered.

Ms. Beaulieu asked what is your question.

Alderman Girard answered basically my question is why Greenview Associates would be offering the City a conservation easement on their land.

Ms. Beaulieu replied it is a mitigation process when somebody comes in front of us with a plan where it has wetlands and they are encroaching on the wetlands. They feel that if they can offer us some land in exchange for some of the wetlands then we will look at it. That is not our primary reason for accepting an easement. They wanted to give it to us in return for some things they knew they were taking out.

On motion of Alderman Wihby, duly seconded by Alderman Pariseau, it was voted to approve this request, subject to review and approval of the City Solicitor.

Chairman Reiniger addressed Item 6 of the agenda:

> Update on the FY2000 CIP process schedule presented by the Director of Planning.

Mr. MacKenzie stated I just wanted to advise the Committee as to the process and the schedule for the CIP for FY2000 which would normally begin on July 1 of this year. As we did last year and it was very helpful, the Board helped expedite certain projects so that we could really hit that summer time construction season and that was critical last year on several projects from Memorial High Phase I improvements to improvements at Central and West. We would expect, in working with the Mayor and his staff, we would hope to have a proposed CIP to the Board at the March 2 meeting. If the Mayor follows through with the process that was held last year, they would perhaps refer that to this Committee for consideration sometime during March. We are hoping to get a vote on the CIP program on April 2, the first vote. As it is a bond resolution, it would have to layover so that the Board could act on April 20 to approve the bond and allow us to proceed. We, again, have several important projects from Phase II of Memorial to improvements at Central and West to some park projects that we would like to get expedited this year.

Alderman Pariseau asked that Memorial thing, is that the field or the labs.

Mr. MacKenzie answered that would be Phase II including the labs, primarily the Science labs this year.

Alderman Pariseau asked has anything been done relative to the gymnasium floor. I know that they have been trying to come up with funds for the gymnasium floor and the bleachers which haven't been touched.

Mr. MacKenzie answered yes, I will check to see if that was included in the specs for the Phase II. I can't answer right now. I know it has been an issue and it has been raised a couple of times before. I can check to see if that was approved in the Phase II specs.

Alderman Pariseau asked you want to present the CIP budget to the full Board on April 2, would this be prior to any public hearing or do you have a public hearing for the CIP budget.

Mr. MacKenzie answered we would expect to present it to the full Board on March 2, at least for the first time. Then the Mayor may refer it to the CIP Committee and we would hope to have a public hearing approximately the third week in March before April 2 so the Board and the Mayor can hear some public comment on that. We have not pinned down a specific public hearing date.

Chairman Reiniger asked is it going to work like last year when it went to the CIP Committee and we hashed it out and made changes and recommendations to the full Board.

Mr. MacKenzie answered I think that is something that we have to check with the Mayor on. I think it worked fairly well last year and we would like to see it again.

Deputy Clerk Johnson stated I think the Charter requires the Mayor's numbers to go to public hearing, but I believe last year the recommended changes went to the public hearing as well with the actual budget presented with the Mayor's budget according to Charter.

Alderman Clancy stated as far as some of these parks that are not finished, are you going to finish them off before you do any other parks, right. Mainly Stevens Park. There is some work to be done up there and they haven't started on Harriman Park yet at all.

Mr. MacKenzie replied there are actually a lot of projects on parks under development. Some of the big ones of course from Livingston Park, West Memorial Field, there is some work on the Clem Lemire complex. It is going to be a tough year bond wise as well so I think that the hope is to finish a couple of those parks.

Alderman Clancy stated I am not talking a lot of money, truthfully. I am talking a little asphalt up at Stevens around the baskets and maybe at Harriman Park just get some new playground equipment in there.

Mr. MacKenzie replied I am supportive of what the Board started last year with the smaller scale park improvements, you know giving them monies that we typically haven't had in the past as cash so we can hit some of those small parks that haven't seen any money in a couple of decades to help out those. I think that did work out well last year.

Alderman Clancy stated Harriman Park has got a lot of activity. Mr. Ludwig knows that anyway.

Mr. MacKenzie stated Sam mentioned to me that money is allocated to me out of this year's budget for both Stevens Park and Harriman Park out of CDBG money.

Alderman Girard stated, Mr. MacKenzie, you stated that bond funds were going to be tight this year. Is the policy for bonding now one where the debt service that the City pays for its projects is a percent of the tax rate or is it still a fixed dollar amount.

Mr. MacKenzie replied it is basically a percentage. We have been following the guidelines over the last couple of years that say we should be no more than 15% of the overall operating budget. So there are several guidelines we go by rather than just do a dollar amount. We couldn't have done all the work we have done over the last few years if we kept that old simple dollar amount.

Alderman Girard asked so CIP projects, not counting some of the big special bonds we have done like the airport and things that are self-supporting, are 12% of the tax rate.

Mr. MacKenzie answered 12% to 15% of the total budget.

Alderman Girard asked generally speaking, how conservative of an estimate is that.

Mr. MacKenzie answered very conservative.

Alderman Pariseau stated we started off with 10%, well at one time it was limited to 10% of the budget and because of the tightness it was increased.

Alderman Girard asked so if we wanted to liberalize that policy there would be room in that percentage of the overall budget and still remain within your financial boundaries.

Mr. MacKenzie answered I can't say for sure what the percentage would be this year.

Alderman Girard asked but 12% to 15% is a very conservative number.

Mr. MacKenzie answered right. We also attempt to make sure that the additional debt service that we are incurring basically doesn't have a major impact on the tax rate. So every year we pay off old bonds from 1978 or 1979 and we get reimbursements from school building aid but we try to make sure that there is no

big hit in any one year and try not to have a major or significant tax rate implication because of the bond.

Alderman Girard stated so the percent right now is in overall general fund spending.

Alderman Wihby asked do you have the School proposals in there yet.

Mr. MacKenzie answered we do have the School proposals this year, yes, but there were not too many surprises this year.

TABLED ITEMS

Deputy Clerk Johnson requested that Item 7 be taken off the table.

On motion of Alderman Pariseau, duly seconded by Alderman Girard, it was voted to remove Item 7 from the table.

Deputy Clerk Johnson noted that the Clerk has requested that the item be received and filed.

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."

On motion of Alderman Wihby, duly seconded by Alderman Girard, it was voted to receive and file this item.

8. Communication from the Chief Sanitary Engineer submitting Amendment No. 3 to the Londonderry/Manchester Intermunicipal Agreement for Sewer Service.
(Tabled 8/18/98)

On motion of Alderman Girard, duly seconded by Alderman Pariseau, it was voted to remove Item 8 from the table.

Alderman Girard stated you have to make the developer in Londonderry go to the PUC before they get permission from the City.

Alderman Wihby stated it is not ours.

Alderman Girard replied the reason why this is on the table is because on prior attempts before the PUC, the developer tried to pass the expansion costs of building out the septic system onto the rate payers of Manchester and I had that tabled at the request of Alderman Pinard.

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

9. 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.

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

On motion of Alderman Pariseau, duly seconded by Alderman Wihby, it was voted to refer this item to Planning and the Manchester Housing Authority.

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

A True Record. Attest.

Clerk of Committee