

## COMMITTEE ON COMMUNITY IMPROVEMENT

**August 3, 1999**

**5:00 PM**

Chairman Reiniger called the meeting to order.

The Clerk called the roll.

Present: Aldermen Reiniger, Clancy, Pariseau, Girard

Absent: Alderman Wihby

Messrs: R. MacKenzie, F. Thomas, S. Thomas, R. Sidore, T. Lolicata

### **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 1998 and 2000 Community Improvement Programs, authorizing and appropriating funds in the amount of Seven Hundred Forty Nine and 65/100 Dollars (\$749.65) for the 2000 CIP Project 211000, Cultural Diversity Task Force."

"Amending the 1999 Community Improvement Program, authorizing and appropriating funds in the amount of Fifty Thousand Dollars (\$50,000) for the 1999 CIP Project 831499, School Security Improvements."

"Amending the 2000 Community Improvement Program, by authorizing and appropriating various School Grants."

"Amending the 2000 Community Improvement Program, authorizing and appropriating funds in the amount of Forty-Four Thousand Five Hundred Dollars (\$44,500.00) for the 2000 CIP 221500 Adolescent Pregnancy Prevention Program."

- B. 1998 CIP Budget Authorizations:
  - 2.10606 Cultural Diversity Task Force - Revision #2
  - 5.10291 Riverwalk Planning & Development -  
Revision #1
  
- C. 1999 CIP Budget Authorization:
  - 831499 School Security Improvements - Revision #1
  
- D. 2000 CIP Budget Authorizations:
  - 210400 PAL Community Outreach Worker
  - 210500 Youth Recreation Activities
  - 211000 Cultural Diversity Task Force - Revision #1
  - 221500 Adolescent Pregnancy Prevention Program
  - 511200 Derryfield Country Club Rehab.-Phase II

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

- E. Communication from the Director of Planning submitting a copy of a letter regarding the possible re-zoning of property along Brown Avenue.

Alderman Girard asked if the possibility of rezoning land down around Brown Avenue was investigated in light of the concerns brought to us by residents. Could Mr. MacKenzie address the letter to the Committee because I have a few questions I would like to ask? I didn't know if he perhaps would like to make a presentation. I know this is being dealt with by the Special Airport Committee, isn't it Alderman Pariseau?

Alderman Pariseau answered yes.

Alderman Girard asked did you get this letter.

Alderman Pariseau answered yes.

Mr. MacKenzie stated I would be happy to quickly review it. I wasn't prepared for any formal presentation.

Chairman Reiniger asked do you (Alderman Girard) want to give Mr. MacKenzie your questions.

Alderman Girard answered yes. I guess the only question I would have is you have a sentence in here about you wanting the City or the Board of Aldermen to make a quick decision about whether or not to proceed in this direction because you are concerned about the impacts that the possibility of making these changes would have on the neighbors there. I kind of wanted to know what your idea of a quick decision was because we haven't really opened any dialogue with the neighbors to see whether or not it is something we can consider. I am wondering what the process is that you envisioned here to get neighborhood feedback and what a quick decision is.

Mr. MacKenzie stated in my letter I did identify and in an ideal world perhaps the area from Brown Avenue industrial park all the way to the airport entrance road, wherever that may be in the future as well, be zoned to some, not necessarily retail, but some industrial/commercial use that would benefit both the people whose lives are difficult along Brown Avenue, but also work on building the City's tax base. It would probably be a preferable space because it is in a good location to the entrance to the airport. There are a lot of very significant issues that have to be ironed out first. One is whether the State Airport Access Road is going to happen. The worst thing we could do is put in a lot of commercial development and find out that it adds to the traffic problem and not have a relief from the new airport access road. That would make the situation, I think, worse. Whereas I think we may develop a long-term goal, we have to be careful how we handle this and once the City staff does bring a recommendation to the Board, I am hoping that it is handled fairly expeditiously because when talk of potentially buying people's homes gets out it makes it very difficult for those people emotionally, but also difficult for them to perhaps sell it. That was my comment about handling that expeditiously.

Alderman Girard stated but the rezoning proposal itself did not include buying people's houses. I know that had been talked about as a side issue, but the idea of rezoning the area so that people could reclaim the value of their houses in that space was what was talked about. Now is your concern mostly with the idea that houses might be bought by the City just hanging out there or does it apply to just rezoning the area?

Mr. MacKenzie replied the pure rezoning could happen. I still see a lot of issues to deal with. As I noted, there are roughly 158 dwelling units in that area and in Manchester, I used the example of Sheffield Road, and that transition hasn't happened even after 30 years. I think you questioned in our conversation whether that was an example of what happens in other areas. It does take a long time to transition if you change the zoning and not just in Manchester but in other communities as well. I think there are steps that the City could take that are logical steps, perhaps not this entire area but we could have sections that the City

could act upon. I have met with the Airport Director and the Highway Department Director. I think we have discussed the issues and perhaps there may be options for the City to consider. It is going to take a little while for us to get together and come up with those and formulate them into a plan that the City could consider.

Alderman Girard asked so you are in the process of developing policy recommendations that you believe the Board should consider with respect to changing the zoning down in this area.

Mr. MacKenzie answered yes.

Alderman Girard stated for a long time now the south end Aldermen have battled rather valiantly with the traffic and whatnot. I personally believe that rezoning that area so that people can reclaim the values of their homes and get out of there is compatible with the area and I would just hope that this Committee, the Special Airport Committee and the City staff will continue to keep this rezoning on the front burner because in my eight years or so in City government it is about the only thing I have seen that potentially allows people to get out of there without losing their shirts and allows the City to develop the area or see it developed in a manner consistent with its current state of existence and I would hope that this would come sooner rather than later.

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

Alderman Clancy asked, Mr. MacKenzie, are you going to buy all the houses in one whack or are you just going to do so many a year.

Mr. MacKenzie answered that hasn't been decided.

Alderman Clancy asked how can the City afford to pay for all the houses and how much money is going to be involved here as far as the tax base.

Mr. MacKenzie answered I think we would want to be able to give you those answers before we give you our recommendation. I know that the Airport Director has been speaking with the FAA and has gotten some response back but we want to give you all of the answers before we bring it to you.

Alderman Girard stated just so that Alderman Clancy understands, I am not personally looking to the City or anybody else to buy the houses. I am just concerned with the zoning and I think if the zoning is changed private industry will come in and buy it all on its own. At least that is the theory.

Chairman Reiniger addressed Item 4 of the agenda:

Copy of a communication from Barbara Connor to Sean Thomas relative to vehicle standards.

(Note: Board requested review of policy regarding air-conditioning in cargo vans.)

Alderman Clancy stated as far as the Courier is concerned, I see him going around all day long in this hot weather. It may be a little different for other people that drive these vans, but not Steve. He is in a van for about 8 hours a day and I think that van should be air-conditioned myself. You see the guy going from house to house, school to school, business to business and department to department. Then there is somebody else driving around in a nice air-conditioned car. I think, myself, that the Courier, not matter who it is should have a small van that is air-conditioned. We are almost in the Year 2000 now and should get with the times.

Alderman Girard stated I have some more global concerns. I had hoped that what we would receive...

Alderman Pariseau interjected well my concern was not only for the City Clerk's position that uses the cargo van, but all of those cargo vans. Those are the people that do the work around here. You know the Health Department, Information Systems and Public Building Services and I really think that the small cargo vans should have air-conditioning and I would say that should be our recommendation to the full Board accepting Ms. Connor's recommendation with the correction that the small cargo vans be air-conditioned.

Alderman Girard stated for the record, I don't have a problem with air-conditioning in the cargo vans. I guess what my concern is, is more global. I had hoped that what we would receive through this process would be an identification of specifically who was to have vehicles in what department and what kind of vehicles they should be. If you take a look at our agenda tonight, we have a communication from the Police Department and the Public Works Director about vehicles. We need one for the recycling coordinator here and we have a left over one from EPD that we can use. The Police Chief is having trouble finding enough cars to do what he says he needs to do. I was under the impression that what we were going to be getting as part of the Central Fleet initiative was something with an itemization identifying positions that should have vehicles and what those vehicles should be. Frankly, this report here falls pretty well short. It addresses department heads, it addresses the Mayor, it addresses Inspectors and it addresses departments that have cargo vans. We don't know whether Deputy Directors in some instances need cars, recycling coordinators, or whoever else may need a vehicle. The City has about 500 vehicles in its fleet. To identify three or four

categories to me is frankly not much of an effort and goes to what the whole problem of trying to manage the City's fleet is. There are absolutely no guidelines.

Alderman Clancy stated maybe we should have a listing of where the City cars are and stuff like that and who is assigned to them. That is a good idea.

Alderman Girard stated I think maybe we should refer this back to the Mayor's Office with a request that it come with some more information as Alderman Clancy said about what vehicles are out there, who has use of them, and has there been any attempt to identify where they should be. We keep coming to this Committee and we have for two years and since before then piece meal here, there and everywhere else, well we will accept this but when it comes time to replace it we won't because it is a gift and we don't want to add it to the fleet. I will be damned if anybody can keep track of that.

Chairman Reiniger asked would the Committee like to send it back to the Mayor's Office.

Mr. Thomas stated if the Board of Mayor and Aldermen desire and PBS and the fleet operations do get put under Highway, this is one task that we would be looking at. It would be our intent to transition fleet out of PBS to Highway and give us more of a capability to address some of the issues that you are raising here tonight.

Alderman Girard stated that would be helpful but there was at one point a Committee that the Mayor appointed that was supposed to have laid all of this out but I guess this is all the Committee came up with. You were on the Committee, weren't you?

Mr. Thomas replied that is correct. This was a policy statement that got put together by the Committee.

Alderman Girard asked and nothing more.

Mr. Thomas answered I don't believe there was anything more than that.

Alderman Girard stated I can't support these recommendations because frankly they don't give us any direction whatsoever.

Mr. Sean Thomas stated one of the things we have been waiting for is the transition of PBS into Highway and now that that is more complete we will look more closely at the fleet operations. We had that report that was generated by the consultant that we are going to look into for the next budget year.

Alderman Clancy asked how long do you think it will take before you can do that.

Mr. Sean Thomas answered I would say in the next two months we will sit down with Frank and be coming to the Board with a plan.

Alderman Clancy asked don't you have that on computer as to where the cars are.

Mr. Sean Thomas answered yes but that isn't what the original scope of what the Fleet Committee was proposing to do but certainly is something that can be done as part of that. We were looking more towards centralization of fleet services and garage services.

Alderman Girard asked, as part of that process though didn't PBS assemble a list of all of the vehicles and a replacement schedule for all of the vehicles in the fleet.

Mr. Sean Thomas answered that is correct and actually what they did was took what was originally put together by the City Coordinator when John Snow had that job. Since PBS does have the centralized list, that can be easily provided.

Alderman Girard stated so the existing fleet as we know it and its replacement schedule is information that is available.

Mr. Sean Thomas replied yes.

Alderman Girard stated that would be more helpful here so that we could at least get a look at where everything is. Now does that list also include the positions in each department that uses the car?

Mr. Sean Thomas replied that is correct.

Alderman Girard stated then I think that is what we are looking for here.

Mr. Sean Thomas replied I can generate that for the next meeting. I was unaware that is what you were looking for.

Alderman Girard moved to table the item pending further information. Alderman Clancy duly seconded the motion. Chairman Reiniger called for a vote. There being none opposed, the motion carried.

Chairman Reiniger addressed Item 5 of the agenda:

Communication from the Deputy Public Works Director requesting that the surplus van from EPD be used by the City's Recycling Coordinator.

Alderman Pariseau moved to approve the request. Alderman Girard duly seconded the motion for discussion.

Alderman Girard asked, Mr. Thomas, when this van dies I assume that it is going to make it into that list of vehicles you have in other departments that are scheduled for replacement.

Mr. Thomas answered we would request it for replacement if we needed it.

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

Chairman Reiniger addressed Item 6 of the agenda:

Communication from the Chief of Police requesting the department be allowed to add four (4) additional new vehicles to their fleet to be paid by Law Enforcement Block Grant Funds and also accept a donation from Members First Credit Union for a 1985 Corvette, loaded and in good condition for use in the D.A.R.E. or G.R.E.A.T. Programs.

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

Alderman Clancy stated I have nothing against the Corvette because that is being given to us by the Credit Union. Now on these four vehicles, how many years are you going to get that money? That is not lifetime is it?

Mr. Beaudoin replied we have had three already.

Alderman Clancy asked are these vehicles for schools. That is what I was told.

Mr. Beaudoin answered basically we have a need for more vehicles on the fleet and instead of going back to the City and the MER Committee and constantly trying to get more and more vehicles, the Chief wanted to take part of the funding that we received through the block grant and earmark it for adding vehicles to the fleet.

Alderman Clancy asked are these going to be used strictly for the fleet or would you use them for guys in the schools.

Mr. Beaudoin answered well during the day time and when the schools are open, we have a very difficult time getting the officers out to their schools. Right now, we have three D.A.R.E. Officers and Officer Friendly in grade visits. We currently have three officers out there in the high schools and junior high schools and we are planning on trying to get four additional officers out there to the middle schools this fall. They need vehicles to get out there and they need vehicles to do their jobs.

Alderman Clancy stated the reason I state this is because if these cars are going to be used for the school program, they could use mid-size cars.

Alderman Pariseau stated they are not limited to school.

Alderman Clancy replied right they are going to use them in the fleet and they can use them any way they see fit.

Mr. Beaudoin stated it is a good idea to try and get the vehicles full-size because at nighttime we have the gang controls and those vehicles take a beating because they are being used constantly. We like to try and keep the amount of miles being used on the vehicles sort of even and our garage is good at doing that by trying to shuffle things around and make sure that things are being used pretty evenly.

Alderman Clancy asked but those are all under the extended warranties aren't they.

Mr. Beaudoin answered most of them are.

Alderman Clancy asked how many cars do you have right now in the fleet.

Mr. Beaudoin answered somewhere around 50.

Alderman Clancy asked how many are taken home at night.

Mr. Beaudoin answered I believe four.

Alderman Clancy stated you say that you want to use these in the fleet and this is a one time shot, one year, \$90,000+. It is all well and good to get the cars but you know if these cars are going to be used strictly for a guy going back and forth to school that is a little different. I would say myself, I am not against a car, but I would probably buy a smaller car like a Chevy Lumina or something like that. The City of Pittsburgh, PA has Ford Taurus'.

Mr. Beaudoin stated our problem also depends on who is using them. We have one vehicle that is a leased car from another grant, the Domestic Violence Program, and our problem is that we leased a mid-size car for that purpose and one of the officers in the program, Marty Swerko, is a pretty big guy and he can't fit in that car so we have to use that vehicle for another purpose and give him one of the regular police cars because he can't fit. That is the type of problems that we run into. We have an officer on bike patrol who keeps beating up the bikes because he is a big guy and rides down the street and the wheels end up wobbling after eight hours. We found that the best thing for our purpose is...over the years at long time ago we had bought some mid-size cars to replace those mail jeeps and they didn't last long. They didn't take the abuse and the beating that the police cars take and we ended up going back to full-size cars.

Alderman Clancy stated it is not that I am against getting the cars, but sometimes I can't see where a full-size car if it is not in duty is acceptable. That is my opinion. I check with other cities and towns in the United States and find out that they use Ford Taurus', Chevy Luminas and stuff like that. Why do we use Ford LTD's? That is just my opinion.

Mr. Beaudoin replied if we do that it limits us to just that one purpose and at night the vehicles will just sit there and not be able to be used.

Alderman Pariseau stated here we go again. Because we got Federal money we go out and hire three police officers and we are stuck paying them when the grant expires. They are requesting four vehicles because Federal monies are coming into Manchester. I don't mind the four vehicles but I would like a stipulation added that once the Federal dollars are gone, don't come looking to replace those four vehicles. We get stuck every time. We get Federal dollars, we go out and do it and we get slapped when the Federal dollars run out and they expect the taxpayers to maintain their fleet. I just want it made perfectly clear to the Chief and other members of the Police Department that I don't think that we ought to continue that type of practice and we might as well start with vehicles.

Alderman Pariseau moved to approve the request with the stipulation that when the Federal monies run out they can't come to the City looking to replace the five vehicles; and further that a letter be sent to the Members First Credit Union expressing our thanks. Alderman Girard duly seconded the motion.

Alderman Girard stated you are looking for a Blazer or a Suburban. Why?

Mr. Beaudoin replied presently we only have two vehicles that are four-wheel drive. One is the Department of Personnel carrier and the other one is a very old military surplus Blazer. We just want to have at least one additional vehicle with four-wheel drive capabilities. With the winters that we have, we thought that would be a good vehicle to buy.

Alderman Girard asked has the department given any thought perhaps to replacing existing vehicles or replacing donated vehicles with these Federal dollars so that we are not, as Alderman Pariseau stated, just picking up the tab two or three years down the road.

Mr. Beaudoin answered unfortunately with the Federal funds that we receive we cannot supplant our existing budget or anything that we have. It has to be a supplement.

Alderman Girard asked so the Federal grant does not allow us to take care of what we have.

Mr. Beaudoin answered right. The block grant money was designed because of all of the money that they were funneling through the cities through community policing and other programs, getting police officers out there and getting equipment, and the Federal government said now we have to give them more money because they have more police officers and more equipment. They were giving us more money to help us defray the cost of not being able to increase our budget so this is money that is used to help with the overall community policing strategy.

Alderman Clancy asked how many guys are on a shift outside.

Mr. Beaudoin answered roughly 106 overall in the uniform division. About 36 on a shift doing just patrol. Some of the vehicles we have, now that includes the wagon, the SRT van that sits in the garage most of the time and the critical response van that we have. It includes the three motorcycles also. I am not exactly sure how many vehicles dedicated strictly to the street there are.

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

Chairman Reiniger addressed Item 7 of the agenda:

Communication from the Deputy Public Works Director submitting the Highway Department's recommendation for the FY2000 Storm Drainage Improvements project.

Alderman Pariseau stated we had a list attached to this and then we got another one at today's meeting that just because we got a letter from a constituent Arah Street is put on the list. I have got things in Ward 9 that have been on the list for 10 years, specifically Dunbar Street and others. I just don't know. I think that what happens is if we have our constituency write letters to the City Clerk with a petition than we get high on the list. Just because we got a letter and a petition, Arah Street is listed and is going to be done this year.

Mr. Thomas replied what we have done is that was the only project that was added to the list and you are correct, it was added to the list based on the petition that was attached to it and the fact that Arah Street is a main roadway.

Alderman Clancy responded they are all main roadways. Every street in this City is a main roadway as far as I am concerned.

Mr. Thomas stated I can't deny that every street in the City is used, but Arah Street is a through street and that is why it deserves extra consideration. What we have done is we have tried to go through this list of projects and this list goes back maybe 10 years. We took a look at what projects were maintenance type issues where we had to go out and cut ice and as you can see in one of the columns there is a note that we did make. A lot of the ones that were approved were actually related to icing problems. If a drainage problem is out there and if there is a puddle in the street which really isn't causing a lot of problems, that is a low priority. If we are out there cutting ice in the winter time because of the water collection and it being a heavily traveled street, then it gets a high priority. I would also like to point out that over in the right hand column there are three X's that note that they are sewer related projects. The funds that are available are CIP funds. The projects on the right if approved would be done out of sewer maintenance monies so it would be different monies.

Alderman Pariseau stated I just bring that up only because of the recent activity with the dog leash. It is not any issue dealing with this but because a certain Alderman requested something, he gets the entire City all worked up over an 8' dog leash and the phone calls that I got...and here we have this petition. I am fit to be tied.

Mr. Thomas stated if you would like to table this particular item, I would request consideration for the other recommendations that we are making because we would like to start to implement these projects.

Alderman Girard asked, Mr. Thomas, if Arah Street was such a problem why wasn't the department familiar with it before this letter.

Mr. Thomas answered there are a lot of drainage problems throughout the City that we are not aware of. We knew that there was a problem out there, but quite frankly we didn't...Arah Street doesn't have an enclosed drainage system for the entire length.

Alderman Girard stated by what method does the department go about identifying drainage problems. Do they wait for the citizens to complain or what?

Mr. Thomas replied we haven't had a chronic drainage program for about 8-10 years so we have only been going out and maintaining their existence. We haven't really been building any storm drainage except under the chronic drainage projects where we put out contracts for major problems. Small problems haven't been addressed in this City.

Alderman Girard stated my question was how does your department identify the problem because right now what it looks like is that there have been a number of projects on this list for a number of years and all of the sudden somebody up in another ward put together a letter and a petition and it miraculously shows up on the list and miraculously is a priority and needs to be done ahead of projects that we have known about for some time.

Mr. Thomas replied just because a project is on this list doesn't mean it is a priority. It doesn't mean that it is a real serious situation. When we receive a request from a constituent with a petition we do place it at a high priority. Yes, some of these projects have been on the list and are low priorities or are fairly expensive to deal with.

Alderman Girard stated, Mr. Thomas, I guess that begs the question that has been asked by the other two Aldermen here and that is all of the sudden now are people in Ward 9 and Ward 5 and in other neighborhoods in the City going to start getting together petitions with requests and then jumping onto priority lists and finding their way through. It doesn't seem to me that the City has a procedure in place to identify and correct chronic drain problems and I don't believe that given the way this situation had been dealt with that it is fair to people in other wards who have been waiting for 10 years in some cases to get problems addressed. Do you know what I am saying? It looks awful and I have a difficult time supporting it. I honestly don't believe it is a fair situation.

Deputy Clerk Johnson stated I don't want to comment on whether it is a fair process or not, I just would like to give some history to the Committee because it used to be handled by the Public Works Committee and any time there was a letter that went into the Public Works Committee that requested some kind of chronic drain problem or indicated that, it was referred back to the Public Works Department and it was requested that they place it on this list immediately so that is something that has traditionally occurred for a number of years and when I was involved with the CIP and Public Works Committee back in the late 80's and early 90's, Arah Street was on this list at one time but it may have been a different portion. Things have come and gone on this list over the years, but as soon as a request comes in it has always been requested that the Public Works Director place it on the chronic drainage list and reprioritize the list. If you want to handle it differently, that is fine as a Committee but I am just stating that has always been the process.

Alderman Clancy stated maybe it does belong on the list but what we are questioning is recommended with a little X here. I don't mind it being on the list but right away it says recommended.

Deputy Clerk Johnson replied I am not recommending a specific project, I am telling you that normally the Committee would request the Public Works Director to take Arah Street into consideration.

Alderman Clancy asked when was Arah Street resurfaced.

Mr. Thomas answered I don't know.

Chairman Reiniger acknowledged Lisa Haley who wrote the letter and submitted the petition.

Ms. Haley stated I live on Arah Street and I started the petition because there are three major spots on that road that the cars hydroplane through. I have four children and there are several children on the street and there is another spot on Arah Street and we go out and all of the neighbors have to chip ice in the winter. In front of my house, we go out and chip the ice. It is dangerous. We live behind Shop n'Save and it is a throughway to the highway so we have so much traffic on this road that the road is actually breaking down in spots and Peter Capano and several engineers have been out not just one time but several times in the past nine years and there is a patch here and a patch there and now our properties are eroding down the street because there is so much water and there is no adequate drainage to take care of the water. The cars literally come from the supermarket and they have spun around and stopped in at least 8' of water. I have videotaped the cars going through there. There is no place for the water to go so it goes into everybody's yard and it is breaking the road down.

Alderman Clancy asked how far are you from the Hooksett line.

Ms. Haley answered the Hooksett line is across the street. I am talking around the corner and up Arah Street. It is not in front of my house it is the side there where the water comes down. There is nothing there. There is no curbing or anything.

Alderman Clancy asked but you are close to the Hooksett line right.

Ms. Haley answered yes.

Alderman Clancy asked how far are you feet wise from the Hooksett line.

Ms. Haley answered Hooksett is on the other side from my house, the supermarket side.

Alderman Girard stated so you understand what some of us are upset about, you mentioned the problems on Arah Street and the danger and I realize that you don't have the benefit of the list that we have in front of us, but for example there are two projects on this list, and they are both on Mammoth Road which you know is a heavily traveled road. One is for \$12,000 and one is for \$5,000. One is small and the other is about the same size as the project for Arah Street. The reason it is on this list is icing conditions so it sounds similar to the problem that you have. What I have difficulty with as an Alderman is we have roadways that are identified, have been identified for some time, have the same problem you have and for whatever reason because you wrote a letter and got together a petition and your project which wasn't even on the list not only ended up on the list but shows up with a priority to be done when there are other projects that have the same

circumstances. It is difficult for us to reconcile why one area should be addressed ahead of one that hasn't been addressed and hasn't been for some time. For me, that is the issue.

Ms. Haley asked is there a drainage system on Mammoth Road at all.

Alderman Girard answered well obviously what is there is inadequate if it is causing icing problems.

Alderman Pariseau moved to accept the Public Works Director's recommendation as amended on 7/7/99. There was no second.

Alderman Girard moved the Highway Department's recommendation for the FY2000 Storm Drainage Improvements project as of 6/28/99, but that the matter of Arah Street and the entire process that we go through to identify and prioritize these projects be laid on the table for further consideration. My concern is that we understand why an icing problem on Arah Street, which wasn't on the list, gets put ahead of an icing problem on Mammoth Road which was on the list and ends up being prioritized.

Mr. Thomas stated regarding Arah Street, the drainage problem and the icing problem is at a bend in the road. As you go up into that section it makes almost a 90-degree bend. It is a heavily traveled road and there is excessive speed. That doesn't mean that there aren't other locations in the City similar to that. This project is definitely different than the ones on Mammoth Road, which are a wider shoulder and a straight road. There is more of a safety issue involved with the Arah Street project.

Alderman Girard moved to approve the Highway Department's recommendation for the FY2000 Storm Drainage Improvements project as of 6/28/99 and put the Arah Street project on the table for reconsideration. Alderman Clancy duly seconded the motion. Chairman Reiniger called for a vote. There being none opposed, the motion carried.

Chairman Reiniger addressed Item 8 of the agenda:

Copies of communications from the Manchester Transit Authority relative to complaints and findings of same.

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

Chairman Reiniger addressed Item 9 of the agenda:

Communication from the Water Works Director submitting a renewal lease between the City of Manchester, Manchester Water Works and the Massabesic Yacht Club.

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

Chairman Reiniger addressed Item 10 of the agenda:

Communication from Else Raymond seeking a solution to her problem regarding a strip of land bordering her property on Pennsylvania Avenue.

Alderman Pariseau stated I don't understand what we got. The City Clerk's Office sent us a note relative to this that said while at today's market value the property would only be worth \$750. I don't know what that is telling me. Do you want to reimburse that lady \$2,300?

Deputy Clerk Johnson replied no. We were requested to research the background information regarding this situation so we pulled out everything that was in the files regarding this so that you would have a complete understanding of the transaction that occurred and what the statements of the Assessor's are.

Alderman Girard stated I asked the Clerk to research this since Ms. Raymond who is here did contact me about the problem. I guess the only thing that I would say is Ms. Raymond seems to have a different recollection of the transaction that took place than the one that is recorded in the minutes of the material that the Clerk provided. In the interest of time, what I would like to ask is that and I don't know if the Clerk or the Public Works Director would be able to do this but to see if we could have the City staff get together with Ms. Raymond and see if we can come up with a solution. I understand that Ms. Raymond, way back when, only wanted to buy 50' of land from the City for some drainage problems and the City made her take 150' which she didn't want and she can't take care of and which has become a hazard to her. She wants the City to take it back. There are some other issues there and I frankly don't know what the resolution to this is or what it should be and I don't think we can figure it out tonight.

Alderman Girard moved to have the City staff meet with Ms. Raymond so that everyone agrees on what took place and then come up with a recommendation as to what should happen.

Alderman Pariseau asked so the lady just wanted to acquire 50'.

Ms. Raymond answered I have everything in writing and everything documented. I spent thousands of dollars. Everything I have is private. My water, my sewer, everything. We are talking about Pennsylvania Avenue. That is a paper street. There is a house across from me, my in-laws, and they have an address of 244 Pennsylvania and I live on 121 New York Street. You probably know the area. Forty-two years ago we cleared it, the 100' by 60' on Pennsylvania Avenue. At the time there were three Aldermen and I had only been in this country for a year and a half so I wasn't too familiar with things but they said to me and my husband we can make a garden there and plant flowers or whatever but we cannot have...we would have gladly taken half of it and my in-laws the other half but they said it is going to be a street some day. Ever since I have been out there I have been...first we cut the trees down and the 10' that would be the sidewalk if there was a street, that was cleared by me. The bushes were dug out. I tried to grow the lawn. The hill goes down and the roots travel down so they all come into my land. So we put a hedge up and I tried to dig it up but some of the roots are very thick and I can't do it. I am 72 years old and handicapped. The money I spent out there. I would like to take this money for the 100' that I did not want. This land is what is left. It used to belong to Mr. Talent. He asked us years ago if we would buy it for \$500. We didn't want it so I want to take this money and then have tar instead of a hedge because that is the only thing.

Alderman Girard moved to have the City staff and Clerk and Planning Director to get together with Ms. Raymond and see if there is some resolution to the situation. There are actually two issues.

Alderman Pariseau asked why don't we have the Chamber do a good deed and go out and hack down that brush.

Alderman Girard stated there are two issues. There is 100' of land that she didn't want that the City made her take and then there is the paper street that I don't believe is a street anymore and Ms. Raymond could acquire title to the land if she wanted to. I don't believe that she was aware of that before. There are basically those two issues and I think that what she wants to have happen is that the City buy back the 100' of property that she never wanted so that she has the money to pave the problem area that she wants to pave. Alderman Reiniger duly seconded the motion. Chairman Reiniger called for a vote. There being none opposed, the motion carried.

Chairman Reiniger addressed Item 11 of the agenda:

Director of Planning to provide a brief update on five (5) CIP projects.

Mr. MacKenzie stated I did want to try to keep the Committee up-to-date on several of the key CIP projects and see if there are other projects that the Committee may want to hear about at the next meeting. I do have also one important CIP project to discuss that has recently come up in the last couple of days. There is a problem with it and I wanted to inform the Board. As you may know, we have been working for a few years to make improvements to the Somerville Fire Station. That project has come along fairly well. It has been planned, designed and has gone out to bid but the bids have come in roughly \$480,000 higher than estimated. The Fire Department asked me over today to review. I did review it. The bids were very tight. There were four bids from contractors, all good contractors. They are fairly tight which means that at least the bid specifications were tight. We are going to have to go back and look at all of the options that we have because we don't have that \$480,000 right now. We are going to have to review the matter and bring the issue back. We would like to do it at the full Board in September in order to review the options and make a recommendation to the Board. I did want to let you know that there is an issue with that.

Alderman Girard asked when you said the bids are tight are they within 1%, 2%.

Mr. MacKenzie answered three of the bids were within 1%-2%. There was one that was slightly higher but not much. Actually two bids came in surprisingly that were the same.

Alderman Clancy asked so are you going to hold this job up because of lack of money or what. What are you trying to tell us?

Mr. MacKenzie answered we don't have \$500,000 in order to do the project as planned. I believe that in general contractors and sub-contractors are extremely busy and that has pushed the price up on several City projects. We are going to bring back to you our best proposal in order to figure out how to handle this problem. We don't have \$500,00 floating around right now. There are some options and we are going to go back and look at all of them including some that we started with originally. Hopefully we will come up with a solution that is in the best interest of the City. I think the plans that were developed have taken a long time to do. They are the right plans for that neighborhood and that station and for the Fire Department so I don't think that we should go back and start slashing the project. We are going to find some solution and bring that back as a

recommendation to the Board. The Asst. Fire Chief is here to answer more specific questions. He has been following the process and understands the ins and outs.

Alderman Clancy asked so how long are you going to prolong it now. I know the bids came in at \$480,000 higher.

Mr. MacKenzie replied we would like to have a recommendation to...in order to save time we would like to with your approval bring it to the full Board at the first meeting in September.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to have the Planning Director bring a recommendation for the Somerville Fire Station renovations to the full Board at their first meeting in September.

Alderman Clancy stated I hope we don't delay it too much because we are going to start that station on Bodwell Road I hope.

Mr. MacKenzie replied we understand that there are several other stations to be done, but we have to get this one done first. The sooner we can get to it the better.

Alderman Clancy stated that was part of the deal for getting a new police station; getting a fire station down on Bodwell Road where all of those houses have been bid and we got \$6,000 for each house built down there by the builders.

Mr. MacKenzie replied we are very aware of that situation.

Alderman Pariseau stated we need a station on Hackett Hill too.

Alderman Clancy replied well we have something right there now. Bodwell Road has nothing.

Mr. MacKenzie asked could I give a 30-second update on these other five projects. The first update is on the police station and human services. I won't talk too much about the police station. They will be making a presentation and discussion to the full Board tonight on the police station issue. On the reuse of the existing police station, we did have an organizational meeting with the possible tenants of that building and those included Welfare, Health, OYS, Elderly Services, MCTV and Information Systems. The architect will be evaluating each of the space needs of those departments to see if potentially all of those could fit into the existing police station and what the cost would be.

Alderman Clancy asked now that we are going to build a new police station and consolidate some of these other departments into the old police station, how many departments are going to be renting space.

Mr. MacKenzie replied if this came about, there would be no departments leasing space.

Alderman Clancy asked so everybody would be under one big umbrella in the City.

Mr. MacKenzie answered everybody would be on City property. Leasing space for any city can be very expensive. You can lease at a stop gap measure for two or three years and that could be okay. Anything over that is not in the best financial interest of the City and some of these departments have been leasing for almost 20 years since the Center of NH project came in and the old Franklin Street school used to be a human services building.

Alderman Girard asked you said possible tenants for the old police station. Which ones are possible?

Mr. MacKenzie answered MCTV has expressed interest in finding a place for their government operations downtown and to have a governmental station so that one is an option. If they do fit, it would work well. Information Systems is the other one that is optional. They are looking for additional space. They will probably keep their main computer systems in the basement of the Fire Station but they also need other space and that would work out fairly well for them. The other ones I believe would logically fit but we still have to get in there and evaluate each of the programs and make sure that they could reasonably fit.

Alderman Girard stated, Mr. Chairman, the reason I ask that question is because and I have the minutes from the meeting back in March if anyone cares to review them, the construction of a new police station was predicated upon those four rent paying departments – Elderly, Health, Youth and Welfare moving from their space into renovated space at the police department. We were told that they would fit. We were told that they had no problems being in that space. Everything was wonderful and the rent and the utilities that we were paying at these rented spaces were going to be used to offset debt service. Now I bring that up because as you know there has been a considerable amount of discussion about what to do with Elderly Services and I really believe that if we are going to start spending money for feasibility studies to see what we should do with the Elderly Services Center outside of putting it where we planned to put it and built budget assumptions upon, we should reconsider the vote on the new police station because frankly the

Elderly Services Department is the single largest chunk of rent and utility money that would go to offset that debt service. That was the primary reason why I voted for that new police station. If that reason is going to be undercut now for whatever reason, we have to revisit that new police station because it is not fair to the taxpayers and it is not fair to those of us on the Board who voted based on those representations.

Alderman Clancy asked how much money does the City pay on Hanover Street for the Elderly Services. I want the whole picture.

Alderman Pariseau answered about \$64,000 or \$66,000.

Alderman Clancy replied I was told it was closer to \$70,000 or \$75,000.

Alderman Pariseau stated rent is about \$46,000 and everything else is about another \$20,000.

Mr. MacKenzie stated the next item is the School Capital Improvement Program. That is the \$1 million. I just want to let the Committee know that we are forging ahead with that and the Highway Department has prepared a prioritized list. They hit some of the key safety issues that have been real problems such as the bleachers at Memorial, West and Central. A lot of the fire safety issues are being addressed. There are some boilers that are in trouble and three of those will be addressed. The painting has been an issue and they have been working on that although they got no bidders the first time they went out.

Alderman Clancy asked did we finally get a painter. Does the City have a painter now?

Mr. MacKenzie answered no. I believe a lot of these issues that a lot of people in this City, including the Aldermen have been concerned about in the schools are going to be addressed in this. The Highway Department has really taken this up and they are doing a good job to address these problems. I do have some lists but I am not going to review them right now with the Committee. The next one is the Park Improvement Program. Just a quick update on it. Really most of this year's money was going to three parks. The first is the Clem Lemire Athletic Complex in the south end. The tennis courts are now roughly 65% complete and they should be open before October. Also, they are going to try to address the problem with the soccer building that was started by a particular group and was never finished. West Memorial Field is now progressing fairly well. They are finishing up with Phase I. The parking area should be available for the school opening next month. The tennis courts are also being completed and those should be done before October. The Phase II bids which included a lot of the fieldwork and the

track, those bids will be due next week. That is also progressing. Livingston Park, the playground is about 65% complete. The storage building near the track is about 75% complete. The main athletic building, the foundation is in.

Alderman Pariseau asked that money that they are giving to the City, that \$30,000, where is that going.

Mr. MacKenzie answered that has already gone towards putting the special coating on the track. That money was earmarked for that. Also at Livingston the landscape contract will be going out later this month. That is a quick synopsis of the Park Improvement Program.

Chairman Reiniger addressed Item 12 of the agenda:

Director of Planning to review policy issues of the "Building Revitalization Fund".

Mr. MacKenzie stated this is a program that the City did fund to the tune of \$200,000. I, myself, think that it is an important program because we are now in the City running out of vacant land and are really looking towards recycling buildings or moving buildings. In order to be competitive and draw businesses, we have to find ways to be able to better recycle these buildings.

Alderman Pariseau asked is this subsidizing the Chamber of Commerce or Intown Manchester.

Mr. MacKenzie answered what we are hoping to do is really make sure that...we have code requirements in a lot of buildings like handicap accessibility and fire safety and these have made it difficult for a lot of people to reinvest in buildings. A prime example is the Fenton Brush building on Valley Street. That was down. They really wanted to stay in the City. Most of the workers lived in the City and a lot of them walked to that building. They perhaps wanted to stay here but they could not afford to rehab that building and stay here. Ultimately they moved out and went to Londonderry.

Alderman Girard stated maybe we should take a look at the codes.

Mr. MacKenzie replied you can do that but a lot of these are life safety codes and it is difficult to say that we are not going to protect life safety. I did want to review, before we actually start to implement this, I want to tell you what we consider guidelines. As a pattern on this we used the façade improvement grants which we think were very successful. For a relatively modest amount of money

we got a tremendous impact and perhaps the biggest bang for our buck revitalization project that we have had in the downtown.

Alderman Clancy asked are you going to extend it to the side streets.

Mr. MacKenzie answered this program would be Citywide. This particular program.

Alderman Pariseau asked beyond Merrimack Street or Granite I hope. We have a south end of the City you know.

Mr. MacKenzie answered that is why we suggested a cap of 30% for downtown and the balance would be for the rest of the City. This would be for businesses that want to stay and expand in the City.

Chairman Reiniger asked is it necessary to have a cap. I am not very comfortable with it myself.

Alderman Clancy asked who wanted to put a cap. How much money are we talking about?

Mr. MacKenzie answered in total we are talking about \$200,000.

Alderman Clancy replied that is nothing really. I mean how many businesses can you do?

Mr. MacKenzie responded we are hoping to perhaps do 10-15. We could eliminate the cap but use some discretion.

Alderman Pariseau stated 30% downtown and the rest Citywide. We have a City, not just a downtown and I am sick and tired of spending money downtown.

Alderman Girard stated I personally have a problem with the cap because I don't know what we are going to get for requests. Suppose all of the requests come from downtown and none come from the south end.

Chairman Reiniger stated why don't we just leave it to their discretion. They are professionals.

Alderman Clancy moved to approve the "Building Revitalization Fund" as proposed. Alderman Pariseau duly seconded the motion. Chairman Reiniger called for a vote. The motion carried with Chairman Reiniger being duly recorded in opposition.

Mr. MacKenzie stated I will use my best judgement and follow this as proposed tonight. If it becomes a problem I will bring it back to this Committee.

### **TABLED ITEMS**

13. Communication from Ralph Sidore addressed to Jay Taylor requesting to acquire a strip of City-owned land between the western boundary of Canal Street and the railroad from No. Commercial to Kidder Streets.

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

Mr. Sidore stated Mr. Thomas has written a letter to the City saying that he has no problem with our proposal. Mr. Lolicata is here today to tell you that while he has concerns, providing we go along with the specific recommendations he has made it is okay with his department. Am I correct, Mr. Lolicata?

Mr. Lolicata replied that is correct.

Mr. Sidore stated we, therefore, request that you recommend that we be permitted to purchase the land as proposed.

Mr. Lolicata stated this would be subject, by the way, not only to the State from what I understand but also the Bureau of the State Railroad and they are very strict. If we conceive it and go along with it, I think final approval will come from them.

Alderman Pariseau asked, Mr. Thomas, has your position changed on that.

Mr. Thomas answered I still have concerns but after meeting on the site, my concerns regarding snow removal and what not are non-concerns. The entrance and exit are not an ideal situation but what I did was fall back on Tom's proposal for making it a one-way system and controlling the turning movements in and out and replacing the signal down at the exit to the south end. I think it is doable. It is not an ideal situation, but it is doable. I think that the directive we got was how to make it work and I think the proposal that Tom has now is a proposal that will work.

Alderman Pariseau asked, Mr. MacKenzie how do you feel.

Mr. MacKenzie answered again my professional recommendation is that it might not be in the best long-term interest of the Millyard, but I know that the Committee was interested in making it happen and if the Board approves it I will assist the other departments in making that happen.

Alderman Girard asked, Mr. Sidore, is there any way in constructing this lot that you can do some kind of landscaping to soften Mr. MacKenzie's hard edge concerns, which are legitimate concerns. Is there any way you can make it look a little less severe?

Mr. Sidore answered no because there is isn't any width there.

Alderman Girard moved to allow them to purchase the lot. Chairman Reiniger duly seconded the motion. Chairman Reiniger called for a vote. The motion failed with Aldermen Pariseau and Clancy being duly recorded in opposition.

On motion of Alderman Girard, duly seconded by Alderman Pariseau, it was voted to put the item back on the table.

14. Communication from Wayne Vetter, Executive Director of the NH Fish and Game Department, requesting the City's consideration of entering into an agreement with the Department to construct a fish ladder at Pine Island Pond Dam.

This item remained on the table.

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

A True Record. Attest.

Clerk of Committee