



**LACONIA CITY COUNCIL MEETING
APRIL 26, 2010
CITY HALL – CONFERENCE ROOM 200A
7:30 P.M.**

CALL TO ORDER:

Mayor Seymour called the meeting to order at the above date and time.

SALUTE TO THE FLAG:

Councilor Greg Knytych led the Salute to the Flag.

ROLL CALL:

City Clerk Cote called the roll with the following Councilors present: Councilor Knytych, Lahey, Baer, Hamel and Bolduc. Also present City Manager Eileen Cabanel and Finance Director Pam Reynolds.

ADOPTION OF MINUTES OF PREVIOUS MEETINGS:

- **Budget and regular and non-public meeting minutes of April 12, 2010 and public forum minutes of April 19, 2010**

Councilor Bolduc moved to accept the budget, regular and non-public meeting minutes of April 12, 2010 and public forum minutes of April 19, 2010. Seconded by Councilor Knytych.

Councilor Lahey requested to make a change to the non-public meeting minutes of April 12, 2010 beginning with the line “it would appear...” under item three. The request would be to strike this statement or attribute the statement to the Councilor which made it, as it appears to be the feeling of the whole Council in its current form. Seconded by Councilor Bolduc.

Motion passed with four in favor, one opposed.

Note: This motion will be amended during the regular Council Meeting on May 10, 2010 to reflect correct voting of the amendment to the original motion.

CONSENT AND ACTION CALENDAR:

The following organizations are requesting approval to raise funds on City property and were approved by the Council in 2009. The only changes are dates.

1. UPS – Request to raise funds for the United Way on 5/15/10 at Memorial Park Field

Councilor Hamel motioned to approve the request by UPS to raise fund for United Way on 5/15/10 at Memorial Park Field. Seconded by Councilor Lahey. **Motion passed unanimously.**

2. Belknap County Democrats – Request to raise funds for Belknap County Democrats League on July 18, 2010 at Opechee Cove

Councilor Hamel motioned to approve the Belknap County Democrats to raise funds for Belknap County Democrats League on July 18, 2010 at Opechee Cove. Seconded by Councilor Lahey. **Motioned passed unanimously.**

CITIZEN COMMENTS FOR MATTERS NOT ON THE AGENDA: NONE

INTERVIEWS: NONE

COMMUNICATIONS: NONE

PRESENTATIONS:

- **Anthony Drive Stormwater Infrastructure Improvements/Contract Amendment #1 – Luke Powell, Asst. Public Works Director**

City Manager Cabanel explained to the Council the process that was followed to initiate the Anthony Drive Stormwater Improvement project. The project has progressed nicely, but all of the improvements requested were not accomplished. Assistant Director Luke Powell approached City Manager Cabanel expressing that there is an excess of funds from the initial project, making it possible to accomplish all of the initial goals.

Assistant Director Luke Powell presented the Council with a contract amendment for the Anthony Drive Stormwater Improvement. Assistant Director Powell explained that no additional funds are being requested as there are “left over” funds that can be used for this extension. Assistant Director Powell provided the Council with a full proposal including an illustration of the requested modification.

Councilor Knytych motioned to allow the additional work to be completed on the Anthony Drive Stormwater Improvement project. Seconded by Councilor Bolduc. **Motion passed unanimously.**

- **Laconia School Department/Huot Technical Center and available State aid.**

Superintendent Champlin reviewed the proposed potentially available State of New Hampshire aid to construct or make modifications to the Huot Technical Center with a timeline change due to a moratorium on building aid.

City Manager Cabanel advised that debt is no longer looked at on an individual basis, but collectively, meaning that any debt that is resolved allows for additional payments to be made on the bond for Memorial Middle School; this is not available funds to be considered as extra that could potentially be

used for payments on an additional bond. Superintendent Champlin noted the recognition of this and asked Ed Emmond, Business Administrator for the Laconia School District, to review the debt calculations with the Council.

Councilor Lahey asked what level of overall planning for the Laconia High School needs to be done in order to foresee a project for the Huot Technical Center. Superintendent Champlin stated that at project with the Huot Technical Center could drive what happens at Laconia High School, or some planning could be involved for what might happen at the Laconia High School. It would desirable to have some idea of the planning for Laconia High School, but that project has been pushed back for an undetermined time frame. Councilor Lahey clarified that he is looking for a plan, not funding, so there is an idea of how the Huot Technical Center would fit into that project and would like to know how it is going to be addressed. Superintendent Champlin stated that if a renovation was done on the Huot Technical Center, that would drive the other options for Laconia High School. If planning was done on Laconia High School first, then obviously those plans would drive the Huot Technical Center project; both ways could be accomplished.

Councilor Lahey asked if this proposal was to move forward, would there be a renovation of the current center. Superintendent Champlin stated that this might not necessarily be the case, but there is not plan for this project as of now.

Councilor Knytych asked what some of the intended changes for the Huot Technical Center could include. Superintendent Champlin explained that the Center consists of 50,000 square feet and when doing a renovation one of the most important factors is equipment. The programs that are equipment specific, such as culinary arts, automotive, and building trades, will need to be upgraded. Councilor Knytych further asked if space would be added to accommodate programs. Superintendent Champlin stated that many programs are too small, and determining if additional square footage can be obtained will need to be part of the planning phase.

Councilor Knytych mentioned a joint effort that may be possible between the Huot Technical Center culinary arts program and the same program at New Hampshire Community College, asking if additional place may be made available should those efforts prevail. Superintendent Champlin stated that the ideal space for the Center would be 67,000 square feet, but that is based in a plan as opposed to a necessity.

Councilor Knytych elaborated that he has been looking within the City at buildings that have the potential to house the entire Huot Technical Center, and allow for the area being used for the Center currently to be incorporated into plans for a revision to Laconia High School. Councilor Knytych distributed information regarding a particular piece of property located at 67 Primrose Drive, including a floor map of the building. It is the opinion of Councilor Knytych that it would be more resourceful to move the Center away from Laconia High School. Superintendent Champlin stated he could not comment on behalf of the School Board, but did note several other Technical Centers throughout the State of New Hampshire that are located in satellite locations.

School Board Chairman Scott Vachon advised that he was speaking on behalf of the School Board and stated they would be willing to consider the suggestion.

Councilor Hamel elaborated on the proposition to consolidate the culinary arts programs of the Huot Technical Center and New Hampshire Community College and the possibility of having the programs be conducted at the former Bloom's Variety Store location, inquiring as to the School Boards opinion on this proposal. Superintendent Champlin noted that the School Board has had no formal discussion on

the matter, but as an educator feels it is a good option. The current location is very stressed for this program. Councilor Hamel further asked if the option was made available, would the School Board be interested, even in the event that the Council could not approve going forward with the Huot Technical Center as a whole. Superintendent Champlin stated again that the program would fit into that plan, but it would need to be decided by the School Board. Councilor Hamel attempted to confirm with Superintendent Champlin that the School Board would like the entire Center done, or none of it. Superintendent Champlin referred that question to the School Board.

Councilor Hamel asked if anything has been brought up with the other communities utilizing the Huot Technical Center for contributions to the improvements. Superintendent Champlin explained that the contributions of the other communities involved are done through payments for each student attending.

School Board member Joe Cormier expressed that when the visits were made to the other communities, they were not asked to contribute any funding. They were asked for input on the programs as well as any ideas they had to improve the programs.

Councilor Hamel explained he is asking about the other communities because the economy is suffering and borrowing funds and splitting the cost among the communities would make it easier. It is understood that they pay to send the students here, but it would make it more feasible if they contributed.

Councilor Hamel explained that the Council has been looking into a new fire station, with some preliminary studies having already been conducted over the past few years. This project was considered one of the next to be completed, but it has been put off due to Federal funding restrictions. Councilor Hamel asked what about the Huot Technical Center project makes it stand ahead of the fire station project. Superintendent Champlin stated that he does not see this project as better than the proposed fire station, but the support for the Huot Technical Center is available.

Councilor Baer expressed her uncertainty with the proposal being made. Without a plan, there is no indication of the funds that would be needed. Superintendent Champlin explained that the maximum funding from the State of New Hampshire would be \$10 million, and if the project was estimated to cost more the addition would not be covered in any form.

City Manager Cabanel explained that the proposed project for the former Bloom's Variety Store has reached a critical stage. City Manager Cabanel encouraged the Council to formally ask the School Board to consider doing a partial project with the space.

School Board Chairman Vachon , without taking a formal vote, stated that the School Board would be looking at an entire project and possibly using a piece of the Downtown area to complete the project.

City Manager Cabanel asked Chairman Vachon to take this discussion to the School Board and take a formal vote. This is an opportunity to assist the economic development of Downtown along with encouraging the growth of the culinary arts program; the School Board needs to express if they will prevent this project from happening. Chairman Vachon stated the School Board would not prevent the economic development of Downtown, but would make a decision based on the needs of the students in that program.

Superintendent Champlin explained that no one has spoken in regards to specific funding needed for a satellite project, however he did have a conversation with the State of New Hampshire about funding for such a project, and they would support that as a building project.

Councilor Hamel noted that it would be difficult to discuss a dollar amount when a plan or proposal has not been designed. Mr. Cormier acknowledged that the School Board will discuss the project with more information is presented, as they feel they are being caught off guard.

School Board member Bob Dassatti explained the uncertainty with future funding from the State of New Hampshire if they opt to take a smaller amount of funding at this time. This factor has not been determined at this time, and it needs to be investigated further.

Councilor Hamel returned to the other communities contributing to the project, and making the possibility of paying for the local contribution of the project with cash, rather than a bond. If all of the communities utilizing the Center were to contribute, it would make it more feasible.

Mr. Cormier reiterated that the School Board is asking to be put back on the list for Building Aid, and at this time it does not need to be decided what or where the facility will be. Chairman Vachon stated that if at any time after being placed on the list the City decides they do not want to continue, they can notify the State of that decision and the process stops. City Manager Cabanel recalled that they needed to make a financial commitment; Superintendent Champlin does not feel that is the case.

School Board member Beth Arsenault offered to have a liaison committee meet to sit down and take a look at the proposal, to allow both the Council and School Board to have a conversation and be on the same page. Ms. Arsenault also noted her thoughts on the benefits of the former Bloom's Variety Store, but her discretion on the building and its possible condition.

Mayor Seymour agreed that it is never a bad thing to have a meeting where everyone is getting the same information. A liaison committee can meet fairly soon, but the timeline needs to be determined so a deadline is established to get placed on the list. Superintendent Champlin explained that as long as it is done by June 30, 2010, we will be on the list.

It was decided to form a liaison committee to discuss the next step in this process, with questions being pulled from all of the Councilors and School Board Members.

MAYOR'S REPORT:

Mayor Seymour was privileged to attend the Laconia Little League Opening Day Ceremony. Accompanying Mayor Seymour were Councilor Lipman and Councilor Hamel.

CITIZEN REQUESTS TO COMMENT ON CURRENT AGENDA ITEMS:

Tom Tardif

Mr. Tardif stated he is taken back on the prior discussion regarding the Huot Technical Center. It is his understanding that the Council has the sole authority to build a new school, and when the Council makes the decision then a Joint Building Committee can be formed. This process is being done in the wrong order. In addition, Mr. Tardif voiced his displeasure with the City owning any additional property in Downtown, such as the proposal of the former Bloom's Variety Store, for any reason.

Mr. Tardif expressed his discontent with the starting time of the posted Public Hearing for this evening.

PUBLIC HEARING:

- **Proposed Amendments to City Charter**

Mayor Seymour opened the Public Hearing at 8:43 p.m. Notice of this hearing was posted in the April 10, 2010 edition of the Laconia Daily Sun, as well as City Hall and the Laconia Public Library.

Tom Tardif

Mr. Tardif expressed his disapproval of the proposed amendments to the City Charter, for various reasons. Mr. Tardif presented a copy of his statement for the purpose of recording (see Attachment #1).

With no other members of the public choosing to speak, Mayor Seymour closed the Public Hearing at 9:08 p.m.

COMMITTEE REPORTS:

1. **FINANCE:** (Lipman, Hamel, Baer) (No report on any item in committee)
 - a) WOW Trail Fund
 - b) Special Item Budget Requests Procedural Review
2. **PUBLIC SAFETY:** (Baer, Knytych, Lahey) (No report on any item in committee)
 - a) Fair St./Court St. traffic problems and accidents
3. **GOVERNMENT OPERATIONS & ORDINANCES:** (Knytych, Bolduc, Lahey) (No report on any item in committee)
 - a) Energy Committee
 - b) Amendment to Zoning ordinance re Drug Treatment Facilities
 - e) Proposed Amendments to City Charter
4. **PUBLIC WORKS:** (Bolduc, Baer, Lahey) (No report on any item in committee)
 - a) Ordinance Amending Chapter 221, Vehicles and Traffic/Parking on Sublawns
 - b) Oak & North Main St. Intersection
 - c) No parking on Messer St.
5. **LAND & BUILDINGS:** (Hamel, Lipman ,Bolduc) (No report on any item in Committee)
 - a) Repair & maintenance of City Buildings

LIAISON REPORTS: NONE

MANAGER'S REPORT:

City Manager Cabanel announced that she has successfully negotiated an option to purchase the Colonial Theatre within 18 months. This was made a viable option with a \$15,000 donation from an anonymous donor, at which time an agreement was presented to the Baldi's and accepted. Some details of the agreement were discussed.

City Manager Cabanel expressed her desire to have the residents of the City come out and share their thoughts with regard to the Colonial Theatre.

Mayor Seymour thanked the City Manager for all of the effort she has put into the Colonial Theatre, acknowledging the trials and tribulations that have come with it.

The Councilors agreed with Mayor Seymour, commending the City Manager and agreeing with the suggestion of a Public Hearing. This is an opportunity for Downtown to come alive.

Councilor Knytych motioned to hold a Public Hearing for discussions on the Colonial Theatre on May 24, 2010 during the regular Council meeting. Seconded by Councilor Bolduc. **Motion passed unanimously.**

Councilor Bolduc thanked the Baldi's for coming forward and allowing this process to happen.

NEW BUSINESS:

1. Approval of Assignment of Lease between DAE Aviation Enterprises Corp. and Alan Emerson Aviation, Inc.

Councilor Hamel motioned to approve the Assignment of Terminal Lease Agreement between DAE Aviation Enterprises Corp. and Alan Emerson Aviation Inc. in accordance with the language contained in the Assignment document, and to authorize Eileen Cabanel, City Manager to execute the Assignment of a Terminal Lease Agreement on behalf of the City of Laconia. Seconded by Councilor Bolduc. **Motion passed unanimously.**

2. Temporary Traffic Order 2010-02 Motorcycle Week 2010

Councilor Knytych read and moved the approval of Temporary Traffic Order 2010-02 Motorcycle Week 2010. Seconded by Councilor Lahey. **Motion passed unanimously.**

3. Proposed Charter Amendments:

- a. Council votes to send final draft of proposed amendments and City Attorney's legal opinion stating amendments are not in conflict with the general laws or constitution to City Clerk.**

Councilor Lahey motioned to send final draft of the proposed amendments and City Attorney's legal opinion stating amendments are not in conflict with the general laws or constitution to the City Clerk. Seconded by Councilor Knytych. **Motion passed unanimously.**

- b. Council votes to place proposed amendments on the ballot at the next regular municipal election which will be held on November 2, 2010.**

Councilor Knytych motioned to place the proposed amendments to the City Charter on the ballot at the next regular election which will be held on November 2, 2010. Seconded by Councilor Lahey. **Motion passed unanimously.**

UNFINISHED BUSINESS:

1. WOW Trail

2. Master Plan
3. EPA Update
4. Sewer & Water Master Plan
5. Single Stream Recycling/Concord Co-Op

NOMINATIONS, APPOINTMENTS & ELECTIONS: NONE

COUNCIL COMMENTS:

Councilor Bolduc asked if a motion was necessary to state the opinion of the Council to keep the Goss Reading Room open. It was decided that the Library Board of Trustees is with the understanding of the Councils opinions.

Councilor Hamel commented on an article he had noticed pertaining to the State of New Hampshire looking to enhance the railroad system.

NON - PUBLIC SESSION: NONE

ADJOURNMENT:

Councilor Bolduc moved to adjourn at 9:28 p.m. Seconded by Councilor Hamel. **Motion passed unanimously.**

A True Record Attest

Mary A. Cote
City Clerk