



**LACONIA CITY COUNCIL MEETING
SEPTEMBER 13, 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 Henry Lipman led the Salute to the Flag.

ROLL CALL:

City Clerk Cote called the roll with the following Councilors present: Councilor Doyle, Lahey, Lipman, Baer, Hamel and Bolduc. Also present City Manager Eileen Cabanel.

CONSENT AND ACTION CALENDAR:

- **LHS Swim Team requesting to raise funds at on September 24, 2010, contingent on approval of the Parks & Recreation Commission**

Councilor Hamel moved to allow the LHS Swim Team to raise funds on September 24, 2010 at Robbie Mills Park contingent on the approval of the Parks & Recreation Commission. Seconded by Councilor Lipman. **Motion passed unanimously.**

ADOPTION OF MINUTES OF PREVIOUS MEETINGS:

- **Regular minutes of August 23, 2010**

Councilor Bolduc moved to accept the regular minutes of August 23, 2010. Seconded by Councilor Hamel. **Motion passed unanimously.**

CITIZEN COMMENTS FOR MATTERS NOT ON THE AGENDA:

- **Roger Stone**

Mr. Stone requested to know when a yellow line would be painted on Old Prescott Hill Road, as was requested at a previous meeting of the Council. City Manager Cabanel assured Mr. Stone it would be conveyed to the Public Works Director tomorrow and completed as soon as possible.

INTERVIEWS:

1. Lisa Morin – reappointment to Conservation Commission

The Council thanked Ms. Morin for her continued interest. Her appointment will be decided at the next regular Council Meeting.

2. Orry Gibbs – requesting appointment to a full position on the ZBA

Ms. Gibbs has been serving as an alternate member with a term expiring in August 2011. A full member has chosen to not seek reappointment. The Council thanked Ms. Gibbs for her interest. Her appointment will be decided at the next regular Council Meeting.

COMMUNICATIONS: NONE

PRESENTATIONS:

- **Vision Appraisal/Preliminary Revaluation Figures**

Paul McKenney, Project Manager, reviewed a prepared presentation with the Council (see Attachment #1).

City Manager Cabanel asked if Vision Appraisal would be sending letters to every property owner, or just those who saw a change in value. Mr. McKenney will be sending the Notice of Preliminary Value to all taxpayers.

Councilor Lahey asked how the beginning square foot price is established. Mr. McKenney explained that this is derived by using a combination of the market sales and Marshall & Swift, which is a cost valuation service. This gives a start rate for each type of home, and adjustments are made based on the various factors.

Councilor Lipman asked if Vision Appraisal will extend the meeting times if the public interest deems it necessary. Mr. McKenney assured the Council that they will be flexible and extend the session if necessary, and will also accommodate with phone meetings for those taxpayers that live out of state.

Councilor Lipman inquired as to which communities in this area that Vision Appraisal has done revaluations for. Vision Appraisal provided service for Moultonborough, Hampton, Exeter, Freemont, Epping, Henniker and Littleton as examples. City Manager Cabanel asked for any local communities they have services. Mr. McKenney noted the Town of Meredith was done in 2006.

Councilor Hamel asked how the City was divided to determined value if a particular house does not sell in a neighborhood for a long period of time. Mr. McKenney explained that they will take a similar home from a similar neighborhood to establish a value.

Councilor Bolduc asked what percentage of houses had an interior inspection done. Mr. McKenney stated they were able to view approximately 50% of the sales. There were 85 residential sales in the last year. No changes have been made to the interior information to any properties unless an inspection was done or the change was obvious; Building Permits were also used in making adjustments.

City Manager Cabanel asked what information will be included in the preliminary notices to the taxpayers. Mr. McKenney stated that the letter can contain any points the City would want. A standard letter would include the prior year value and the proposed preliminary value.

Councilor Lipman asked if the letter would distinguish between buildings and land value. City Manager Cabanel noted that it would be confusing because the proportion of land and building were not accurate before. The comparison would be very difficult.

City Manager Cabanel asked if the information available on the website would be as detailed as the Tax Card is now. Mr. McKenney stated the website will be updated with the same information, adding as much as the City would like.

City Manager Cabanel stated that the public should be aware that if they see inaccurate information on the letter, or there Tax Card, they are welcomed to come in so it can be accurately reflected.

Kevin Morrissette, a resident, asked for the land and building values to be separated on the letters to help the taxpayer distinguish the current values accurately.

Fred Clausen, a resident, asked if the meeting for those with commercial properties will be conducted by a commercial appraiser. Mr. McKenney confirmed they would be.

Councilor Lahey asked if there were any circumstances with unique properties in which and income approach was used. Mr. McKenny referred the question to the Commercial Appraiser Steve Whalen. Mr. Whalen explained that a cost approach was used where available, but commercial sales are much lower than residential sales.

With no further questions, Mayor Seymour thanked Mr. McKenney for his presentation.

MAYOR'S REPORT:

Mayor Seymour commented on the great success of the Multicultural Market Day this past weekend.

CITIZEN REQUESTS TO COMMENT ON CURRENT AGENDA ITEMS: **NONE**

PUBLIC HEARING: **NONE**

COMMITTEE REPORTS:

1. **FINANCE:** **(Lipman, Hamel, Baer) (Meeting immediately following Council meeting to certify Council vote for bond for Endicott waterline and boardwalk construction)**
 - a) WOW Trail Fund
 - b) Special Item Budget Requests Procedural Review

2. **PUBLIC SAFETY:** **(Baer, Doyle, Lahey) (No report on any item in committee)**
 - a) Fair St./Court St. traffic problems and accidents

3. **GOVERNMENT OPERATIONS & ORDINANCES:** (Doyle, Bolduc, Lahey) (No report on any item in committee)
 - a) Energy Committee
 - b) Amendment to Zoning ordinance re Drug Treatment Facilities

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

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 reported on the progress of the Colonial Theatre project. At this time, it has been determined that the next step in the process is to conduct a feasibility study. City Manager Cabanel will also be applying to have the Colonial Theatre placed on the "Seven to Save" list with the New Hampshire Preservation Alliance, as well as looking into a tax credit program.

Councilor Baer asked why the City is looking

It was further reported that the City properties on 12 Tremont Street and 858 North Main Street have been abated and are ready for demolition. The property at 23 Manchester Street will be ready for demolition in early October.

City Manager Cabanel also reported that six pieces of the Perley Oak were sold for \$83.00. There are several pieces remaining; it was recommend by Councilor Hamel to donate any unused pieces to the Laconia High School for the wood working class.

NEW BUSINESS:

1. Appointment of Harry Gove as Selectman for Ward 4

Councilor Bolduc moved to appoint Harry Gove as a Selectman in Ward 4. Seconded by Councilor Baer. **Motion passed unanimously.**

2. Relocation of Ward 3 voting location for November 2, 2010 election to Laconia Middle School

Councilor Lipman moved to transition the polling place for Ward 3 to the Laconia Middle School effective November 2, 2010. Seconded by Councilor Bolduc. **Motion passed unanimously.**

3. Confirmation of City Manager's appointment of Gail Denio as an ex officio member of the Planning Board

Councilor Hamel moved to appoint Gail Denio as an ex officio member of the Planning Board. Seconded by Councilor Bolduc. **Motion passed unanimously.**

4. Goss Reading Room/Councilor Bolduc

Councilor Bolduc attended a meeting with the Library Board of Trustees at the Goss Reading Room on August 27, 2010. At that time, it was noted that attendance is up. A walk through was also done of the interior and exterior of the building, at which time Bob Selig, Chairman of the Library Board of Trustees, acknowledged the need for new storm windows for the building. During the regular meeting, the Library Board of Trustees voted to accept the funds offered by the City Council previously. Councilor Bolduc requested that the Council make this consideration.

Councilor Bolduc moved to allocate \$8,000 from the Capital Reserve Land & Buildings Fund for the replacement of storm windows at the Goss Reading Room. Seconded by Councilor Hamel. **Motion passed unanimously.**

Councilor Bolduc also noted that they have also spent approximately \$13,000 to replace the roof. With the roof and windows being replaced, this should help with the energy costs.

Mayor Seymour thanked Councilor Bolduc for his efforts with the Goss Reading Room.

5. Draft ordinance amendment to Chapter 221, Vehicles & Traffic/Councilor Bolduc

Councilor Bolduc requested to have this draft sent to the Public Works Committee.

6. Schedule Public Hearing for Monday, September 27, 2010 concerning placing a question on the November 2, 2010 ballot to adopt RSA 202-A:11-a. Adoption of this RSA permits the Library to retain all money it receives from its income-generating equipment for general repairs and upgrading and the purchase of books, supplies and income-generating equipment.

Councilor Hamel moved to schedule a Public Hearing to be held during the regular Council meeting of September 27, 2010 concerning placing a question on the November 2, 2010 ballot to adopt RSA 202-A:11-a. Seconded by Councilor Bolduc. **Motion passed unanimously.**

7. Schedule Public Hearing for Tuesday, October 12, 2010 to update the public concerning a question that will be on the November 2, 2010 ballot to adopt RSA 202-A:11-a.

Councilor Hamel moved to schedule a Public Hearing to be held during the regular Council meeting of October 12, 2010 to update the public concerning a question on the November 2, 2010 ballot to adopt RSA 202-A:11-a. Seconded by Councilor Bolduc. **Motion passed unanimously.**

UNFINISHED BUSINESS:

1. Proposed Ordinance Amendment to Chapter 235/Zoning Concerning Small Wind Energy (awaiting information from Planning Board)
2. Proposed Ordinance Amendment to Chapter 235/Zoning Concerning Steep Slopes (awaiting information from Planning Board)
3. WOW Trail
4. Master Plan
5. EPA Update
6. Sewer & Water Master Plan
7. Single Stream Recycling/Concord Co-Op

NOMINATIONS, APPOINTMENTS & ELECTIONS: NONE

COUNCIL COMMENTS:

Councilor Bolduc mentioned that the Library Board of Trustees has authorized the Friends of the Goss Reading Room to meet at that location moving forward.

Councilor Baer reminded the public that tomorrow is Primary Election Day. She will be at the Ward 4 polling place to meet and greet her constituents.

Councilor Hamel and Councilor Bolduc had an opportunity to tour the Laconia High School last week with the Superintendent. They viewed some of the improvements done over the summer, including a new nursing facility, paving, replacing flooring and painting.

Councilor Hamel requested to add the inventory of equipment at the Public Works Department to the Public Works Committee. Mayor Seymour referred this topic to the Public Works Committee.

Mayor Seymour noted he will be holding the first of many meetings with local businesses in regard to issues they are having from a business perspective. This will be held on Wednesday, September 16 at the Belknap Mill at 6:00 p.m. Anyone who has an interest is welcome to attend.

NON - PUBLIC SESSION: NONE

ADJOURNMENT:

At 8:56 Councilor Bolduc motioned to adjourn. Seconded by Councilor Hamel. **Motion passed unanimously.**

A True Record Attest:

Mary A. Cote
City Clerk