



LACONIA CITY COUNCIL MEETING  
DECEMBER 9, 2013  
CITY HALL – CONFERENCE ROOM 200A  
7:00 P.M.

**CALL TO ORDER:**

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

**SALUTE TO THE FLAG:**

Councilor Ava Doyle led the Salute to the Flag.

**ROLL CALL:**

Deputy City Clerk Allen called the roll with the following Councilors present: Councilor Doyle, Lahey, Lipman, Baer, Hamel and Bolduc. Also present City Manager Scott Myers and Finance Director Donna Woodaman.

**ADOPTION OF MINUTES OF PREVIOUS MEETINGS:**

1. Regular and Non-Public Minutes of November 25, 2013

*Councilor Bolduc moved to approve the regular and non-public meeting minutes of November 25, 2013. Seconded by Councilor Hamel. **Motion passed unanimously.***

**CONSENT AND ACTION CALENDAR:**

1. Request to authorize boat dealers to act as agents for the City

*Councilor Bolduc moved to approve the request to authorize the following boat dealers to act as agents of the City:*

*Paugus Bay Marina  
Thurston's Marina  
Channel Marine  
Irwin Marine  
Lakeport Landing.*

*Seconded by Councilor Bolduc. **Motion passed unanimously.***

**CITIZEN COMMENTS FOR MATTERS NOT ON THE AGENDA:**

Mayor Seymour opened the discussion to complete the special meeting held prior to this meeting regarding the Downtown TIF.

Councilor Baer commented that when the advisory board was established there were not time limits put on the length of time served on the board. There is no other board or commission in the City that has this and everyone has to come before the Council and be reappointed after a length of time. Mayor Seymour replied that he doesn't disagree that this should be looked into but the recommendation being brought forward is still the Council's decision. Councilor Baer stated she would like to see more input from the Downtown people.

Councilor Lipman commented that by financing the projects this way it is being spread out over a time frame and will improve the Downtown now when it is needed.

Councilor Lahey stated that the WOW Trail is a City park and there is nothing like a public and private partnership, as was seen with the Laconia High School Capital Campaign. There has been discussion about revitalizing Downtown for years but no one can define what "revitalizing" means. Councilor Baer asked what the Council wants Downtown. Councilor Lahey replied that we want people Downtown and need to take advantage of the assets Downtown has which is the waterfront and potential walking areas. Councilor Lahey pointed out that Mile Chase has one of the most successful businesses in Downtown because it is tailored to the community.

Councilor Hamel commented that there are things the City Council can do and things the City Council can't do. Council can't say who is going to be Downtown and run businesses but they can work on the infrastructure around it to improve the appeal for future businesses. This plan will help with the Downtown plan in general.

Warren Hutchins, 31 Boathouse Road, addressed the Council. Mr. Hutchins advised that his comments made this evening are personal and do not reflect the opinion of the Planning Board, for which he is the current Chair, nor do they reflect any opinion of the Lakes Region Planning Commission, for which he represents the City with. Mr. Hutchins stated that he is very much in favor of the proposals made because they moved pedestrians throughout the City. The frustration with vehicle traffic have been great for the City and Mr. Hutchins encouraged the Council to revisit the proposal to make the inner loop of the City two way traffic and reconfigure the parking. The focus on customers and making it more convenient should be the focus because Downtown is not convenient and difficult to maneuver.

Mr. Hutchins also stated that he does not feel that truck traffic should be permitted through the center of Downtown but should be diverted up Beacon Street East which would create a more pedestrian friendly Main Street. Mr. Hutchins added that he also feels the entire municipal parking lot at City Hall should be restricted to two hours and the Davis Place parking lot, which was previously being considered for the Boys and Girls Club, should be marketed as a Park and Ride.

Mr. Hutchins also encouraged the City to begin a dialog with the Lakes Region Planning Commission regarding another Park and Ride on land that may be available on State land in the area of the bypass on the Belmont line. If land is available it should be explored so when the municipal lot is made two hour there are other options for those that are currently using it as a Park and Ride.

Mr. Hutchins acknowledged that the Council has been frustrate with the traffic pattern and that it needs to be addressed.

Mayor Seymour asked for anyone else wishing to speak to come forward. With no one else wishing to address the Council, Mayor Seymour asked for a timeline for making a decision on the projects as outlines. City Manager Myers replied that if financing is going to be done with one bond in conjunction with the Main Street Bridge project the time is limited. If the WOW Trail group is looking to have a project completed with this as well, and the City of going to support this, than a decision will be needed soon as well.

City Manager Myers also indicated that the Inaugural Meeting will be taking place on January 13 and the next available meeting, after the December 23 meeting, to bring up business items would be the January 27 meeting.

Mayor Seymour requested Council indication for how they would like to move forward. Councilor Baer replied that they have already discussed which items they would like to move along.

Councilor Lahey asked if this Council will get to decide on projects if the bonding hasn't been determined. Mayor Seymour replied that they could.

Mayor Seymour commented that if this was discussed again at the meeting on December 23 it would allow for more time to consider the proposals. Councilor Lahey replied that the Council should go this route.

Councilor Lipman suggested to have a special meeting on December 23 at 6:00 p.m. to discuss the Downtown TIF projects and if they have enough information to make a decision they will at that time.

Councilor Baer commented that there are other questions out there that have not been answered yet.

Councilor Hamel stated that the Riverwalk is a City project and is not involved in the WOW Trail therefore the segment behind Walgreens that was previously discussed would not be a WOW Trail project. Councilor Baer countered that the money would still be coming out of the TIF funding and she doesn't know why they would put something there if it isn't going to continue.

City Manager Myers commented that he thinks meeting on December 23 is sufficient and the Downtown TIF Advisory Board and staff will work on getting the answers to some areas in question.

Councilor Hamel stated that it was brought up that segments of Downtown are done but nothing connects; this is all about connecting it. The Walgreen's portion will eventually connect to Fair Street and doing something is better than doing nothing.

Mayor Seymour confirmed that a special meeting will be held at 6:00 p.m. on December 23 to discuss the Downtown TIF projects.

**INTERVIEWS: NONE**

**COMMUNICATIONS: NONE**

**PUBLIC HEARING: NONE**

**PRESENTATIONS:**

1. Council Presentation

Mayor Seymour presented the 2013 Debra Bienarz Memorial Award to Andrea Condodemetraky for her service to the youth of the City. Mrs. Condodemetraky has been involved in providing formal attire for children in need, a member of the Santa Fund, the Children's Auction and is always willing to help families in needs; she is resourceful and uses her community connections to have a positive impact in the lives of children.

Mrs. Condodemetraky commented that she couldn't do this without the support of the people she works with and that this award is for all of them as well. Mrs. Condodemetraky stated that it doesn't take much to change a life, sometimes even just a smile, and encouraged others to make Laconia better.

Mayor Seymour thanked Councilor Doyle for her willingness to assist in the selection process for this award again this year. There are many individuals that are deserving and it is not an easy process to go through.

**MAYOR'S REPORT:**

Mayor Seymour commented that correspondence was received from Gretchen Wernig-Gandini with respect to Christmas Village. In discussing people that give back to the community and expect nothing in return Councilor Bolduc, Councilor Hamel and Ernie Bolduc, as well as all of the volunteers at Christmas Village, deserve a big "thank you" for everything they do for the community every year. Watching the children walk through the curtain for the first time each year gives you a real sense of the impact Christmas Village has on a family.

Mayor Seymour encouraged any members of the community that would like to volunteer with Christmas Village in the future to please come forward because there is always help needed.

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

**COMMITTEE REPORTS:**

**1.     FINANCE: (Lipman, Hamel, Baer)**

- a) WOW Trail Fund
- b) Special Item Budget Requests Procedural Review
- c) Huot Center
- d) Downtown TIF Financing

**No report on any item in committee**

**2.     PUBLIC SAFETY: ( Baer, Doyle, Lahey)**

- a) Fair St./Court St. traffic problems and accidents

**No report on any item in committee**

**3.     GOVERNMENT OPERATIONS & ORDINANCES: (Doyle, Bolduc, Lahey)**

- a) Energy Committee
- b) Vending and Licensing Fees
- c) Chapt. 119, Building Construction regarding signed architectural plans for residential units

**No report on any item in committee**

**4.     PUBLIC WORKS: (Bolduc, Baer, Lahey)**

- a) Ordinance Amending Chapter 221, Vehicles and Traffic/Parking on Sublawns
- b) Proposed ordinance regarding vehicles over 18,000 lbs. and engines idling between the hours of midnight and 6:00 a.m.
- c) Proposed ordinance regarding large vehicles parked on City streets and sidewalks
- d) Downtown TIF Infrastructure Proposal

**No report on any item in committee**

**5. LAND & BUILDINGS: (Hamel, Lipman ,Bolduc)**

- a) Repair & maintenance of City Buildings

**No report on any item in committee**

**LIAISON REPORTS: NONE**

**MANAGER'S REPORT:**

City Manager Myers reviewed the Recycling Report, Project Updates and Financial & Operational Trends (attached).

Councilor Lipman inquired as to the status of having the assessed values incorporated into the reporting. City Manager Myers replied that he has been working Jon Duhamel, City Assessor, and Finance Director Woodaman on this. Assessor Duhamel has been reaching out to other assessing professionals to come up with a way to best facilitate the anticipated changes. It is not an exact science but it is a priority item that is being worked on.

Councilor Lipman commented that by following financial reports it is indicated that home sales are increasing but it is not necessarily indicated that which properties are showing an increase. City Manager Myers agreed and will try to include this information.

Councilor Hamel asked how the State comes to the tax rate amount. City Manager Myers replied that the assessing calendar year runs from April 1 through March 31. For example, if someone is building a new home and it is partially done the value is only based on the completed portion; this is how values are looked at for the entire State. In the assessing area they look at sales data that occurs throughout the year and within the different property areas they factor in the different type of property, such as the style of house. The different property types may have different rates of change – waterfront may be selling more than single family ranches. When the budget is presented in late March the new assessing date isn't available yet but it would be possible to look at the information again in June before passing the budget. City Manager Myers reiterated that regardless of the change in the tax rate the amount of spending approved by the Council did not change.

Councilor Hamel asked if the State is looking at data prior to March 31 when setting the rate. City Manager Myers replied that the State requires certain information and reports by a deadline and they use these to prepare the tax rate for each community. These reports include the City values and the State assesses the utility values, which may increase or decrease, and the School values are also reported. The County budget apportionment is also estimated.

Councilor Lipman commented that a precise number is not necessary but there was a reduction of \$100 million in property value over the last few years and a sense of direction is needed. City Manager Myers agreed. Councilor Lipman added that it can be frustrating for residents when they hear that the budget came in below the Tax Cap but there tax increased substantially. City Manager Myers replied that this is due to the different class of property and how that particular distinction changed but different methods of sharing information will be looked into.

Councilor Bolduc asked what happens when someone pays more for a property than what the City has the property assessed for – does the assessment automatically change to the sale price. City Manager Myers replied that comparable sales of similar properties effect the value of all like properties. There is a varied range of properties in the City and it can make the process challenging.

**NEW BUSINESS:**

1. Request to move location of the Inaugural Meeting for January 13, 2014 to take place at the Belknap Mill at 7:00 p.m.

*Councilor Bolduc moved to change the location of the Inaugural Meeting on January 13, 2014 to the Belknap Mill at 7:00 p.m. Seconded by Councilor Baer. **Motion passed unanimously.***

2. Request by Laconia Housing Authority to schedule a public hearings on December 23, 2013 regarding:
  - a. A proposed application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant funds for improvements to The Stafford House (aka The Tavern). The Stafford House contains 50 one bedroom and efficiency units at the corner of Main and Church Streets. All of the units are occupied by low income tenants.
  - b. The Housing and Community Development Plan
  - c. The Residential Anti-displacement and Relocation Assistance Plan.

*Councilor Lipman move to schedule public hearings on December 23, 2013 during the regular Council Meeting as requested. Seconded by Councilor Bolduc. **Motion passed unanimously.***

3. Transfer Request from Non-Capital Reserve for heater installation at the Public Works Garage

City Manager Myers explained that this is being done as a part of a larger project but the heating units in the garage need to be replaced sooner. The entire project that has been presented to the CIP will be reduced by this amount to reflect a part of the project being completed.

Councilor Bolduc asked if this was replacing or updating the heating system. City Manager Myers replied that it would be replaced and would be a low infrared heating system and include some gas lines if needed. The heaters are specifically designed for the use.

Councilor Hamel moved to transfer an amount not to exceed \$15,000 from the Non Capital Reserve Fund for pipe and heater replacement. Seconded by Councilor Baer.

Councilor Hamel asked why it is being replaced now rather than in the spring when the cost would have been lower because of demand. City Manager Myers replied that he doesn't feel a better price could have been obtained in the spring but regardless the system would not have made it through the winter because of issues it has had.

Councilor Baer asked if the other buildings are in a critical state as well because she noticed the larger project ranked 28<sup>th</sup> on the CIP list. City Manager Myers replied that the sign shop is not as critical and the office space is in need but will make it through the winter. The assessment of the entire system is addressed in the CIP request. Councilor Baer confirmed that this amount would be deducted from the estimated \$77,000 in CIP requested funds. City Manager Myers confirmed.

Mayor Seymour called the question. **Motion passed with 5 in favor and Councilor Lipman abstaining.**

**UNFINISHED BUSINESS:**

1. Milfoil Treatment Funding Request

2. WOW Trail
3. Master Plan
4. EPA Update
5. Sewer & Water Master Plan
6. Single Stream Recycling/Concord Co-Op/Solid Waste Disposal Cost Reduction
7. Strategic Planning/Goal Setting

**NOMINATIONS, APPOINTMENTS & ELECTIONS:**                    **NONE**

**COUNCIL COMMENTS:**

Councilor Bolduc thanked the community for attending Christmas Village this year.

**NON - PUBLIC SESSION:**

*Councilor Lahey moved to enter into non-public session according to RSA 91-A:3, II:(a) The dismissal, promotion or compensation of any public employee, or the investigation of any charges against him, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted. Seconded by Councilor Bolduc.*

Mayor Seymour invited Mayor Elect Engler to attend the non-public session. It was noted that no further business would be conducted at the conclusion of the non-public session.

*On a roll call vote of the Council it was entered into non-public session at 7:52 p.m.*

*Councilor Lahey move to come out of non-public session at 8:17 p.m. Seconded by Councilor Bolduc. **Motion passed unanimously.***

*Councilor Bolduc moved to seal the minutes of the non-public session for two (2) years. Seconded by Councilor Baer. **Motion passed unanimously.***

**ADJOURNMENT:**

*Councilor Hamel moved to adjourn at 8:18 p.m. Seconded by Councilor Bolduc. **Motion passed unanimously.***

Respectfully Submitted:

Lindsey Allen  
Deputy City Clerk