

**BOARD OF MAYOR AND ALDERMEN**

**December 5, 2006**

**7:30 PM**

Mayor Guinta called the meeting to order.

The Clerk called the roll. There were fourteen Aldermen present.

Present: Aldermen Roy, Gatsas, Long, Duval, Osborne, Pinard, O'Neil,  
Lopez, Shea, DeVries, Garrity, Smith, Thibault, Forest

Mayor Guinta advised we have a couple of late additions to the agenda for presentations. If Alderman Lopez and Robin Descoteaux could come forward, please. I think many of you know that Robin was a long-time employee of the City and had been since 1999 organizing our Christmas Parade down Elm Street and that now has been turned over to Intown Manchester. We wanted to properly recognize her for her commitment over the last several years in organizing which has been a very strong tradition in the City and a great parade. So, we wanted to present you with this award with deep appreciation to Robin for organizing the Christmas on Elm Street Parade since 1999. Congratulations!

Ms. Robin Descoteaux stated the only thing I really want to say is Alderman Lopez thank you for making me do this for seven years. I met a lot of nice people and I was so glad and honored to do this. This year when I stepped back I was supposed to help and I just couldn't show up because it was a part of my life and a part of my health...my kids enjoyed it and this year I just couldn't see myself to get there but next year I think I'll come back and help.

Mayor Guinta stated thank you very much.

Mayor Guinta stated we are going to be signing the Cool Cities Agreement next. If members of the Sierra Club would please come forward. As you know I think at the last Aldermanic meeting the Board of Alderman unanimously supported this agreement so we are going to market with a signing. So, we're very pleased to do this and be an energy friendly and environmentally friendly City. A brief presentation was made by members of the Sierra Club.

3. Presentation by the Mayor's Youth Advisory Council regarding underage drinking.

Ms. Mau-Don Tran stated I'm a senior at Manchester Central High School. Tonight, I'm joined by Rachel Hedge a sophomore at Memorial High School and Paige Beleski at junior at Memorial High School. We are members of the Mayor's Youth Advisory Council and would like to speak with you tonight about what we feel to be one of the most pressing issues

lurking around our community. Tonight we'd like to shine some of our input and concerns on underage drinking. For the last two years New Hampshire Teen Institute has been working long and hard to research facts, develop ideas and suggest ways to combat such a sore subject in today's society. Tonight on behalf of the Mayor's Youth Advisory Council in collaboration with YouthNet and the New Hampshire Teen Institute we have to heighten awareness for underage drinking and in doing so we've prepared a slide show presentation for you. Beginning with our first slide...alcohol has become the norm in today's society. It's virtually everywhere, accessible practically anywhere. Kids in our community today start drinking at such a tender age of 13. Normally it is not an issue of how young kids start drinking it's a whole different issue when we think about how much these kids are drinking...drinking games at parties couple with the usual peer pressure has ridiculously increased alcohol consumption in today's youth. The overall availability of alcohol has contributed to its common presence at social events and parties. Advertisements for alcohol have enticed so many kids into thinking that drinking is essentially an easy pass into the social scene. About 50% of kids in Manchester drink at least once-a-month kids ranging from 12 and 18 years of age and where are the parents...that's a good question where are the parents? What's interesting is that only 3% of their parents think that they drink at all which leads us to believe that parental engagement is another point of concern as well. Now, there is alcohol so readily available to today's youth kids these days seem to throw alcoholic parties with such ease.

Ms. Paige Beleski stated some of the more common known alcoholic related facts are the consequences such as unprotected and unplanned sexual encounters, sexually transmitted diseases, car crashes and even worse fatalities. Excessive violence and uncontrollable anger are also consequences that may result from alcohol use among teens. Suicide is another very, very important issue that is faced today with teens and alcohol. Alcohol disorders such as alcohol poisoning, problem drinking and addiction are also another. The social effects of teenage alcohol consumption are school suspension or worse expulsion, absentees from school, impaired social development, psychological and emotional instability, missed learning opportunities, drinking and driving and impaired physical development on a young body and impaired mental development on a young mind.

Ms. Rachel Hedge stated effects of alcohol not only have social effects but they can also effect the brain in a very negative way. The longer that a child uses alcohol the more the frontal lobe of the brain becomes damaged and this can cause shrinking of the frontal lobe. The frontal lobe is changing the most during their adolescent years and so when children drink then their brain is permanently damaged. This frontal lobe controls personality, reasoning skills, speech, movement, emotions and problem solving skills. In 2002 nearly 11 million kids who were surveyed had consumed alcohol in the last month and 40% of kids who use alcohol under the age of 13 will likely become alcoholics. If we delay the use of alcohol in children by five years then the number of children who will become alcoholics in their future drops 50%. In conclusion, tonight we have seen some very surprising facts and

figures, some disappointing truths about our society and unfortunate trends in the behavior of our youth today. This all adds up to a great community issue and we need to combat this with a community effort and we would just like to say thank you so much for your time and consideration and future support in this pressing issue.

Alderman Shea stated one of the studies that I'm familiar with indicated that within a household where either the mother or the father is an alcoholic there is a high percentage of that offspring prone to becoming alcoholic. I don't know if you brought that out but could you comment on that.

Ms. Hedge replied I believe that when children if they see alcohol around all the time then they think that is normal to drink and it's not just on a special occasion or anything. If a child is seeing alcohol every single day then they're going to think oh well that's just normal it's just going to be like orange juice, for example. So, if they can see that alcohol is just readily available then they won't think that it is such a problem.

Ms. Tran stated that is what we were talking about earlier with commercials and advertisements these days they're sparkling alcohol as if it's something great, as if it's something that's positive. Like I had said earlier about the easy pass to the social scene it's become the norm and I think if it's the norm in the household that's what they're going to grow up with that mentality that it's okay and I think as a community that's something to be concerned about because no it's not okay and what can we do about that. How can we get into their homes and do we even want to get into their homes...that's why I feel we need to work together to figure out how to solve that particular area of this issue because that's a whole different ballgame.

Alderman Shea stated my point is if a child is in a family where the mother or father is an alcoholic there is a strong tendency on the part of that child (boy or girl) to become themselves an alcoholic and what I'm saying is possibly in your work maybe there are kids or people of your age who are experiencing that problem and they shouldn't start to drink because if they do start to drink there is a strong tendency on their part to do the same thing that their parents are doing...becoming alcoholics. So, that's part of what my point is I'm not sure if you got into that in your discussions.

Ms. Tran stated we do think that alcohol consumption is more of like a bandwagon and the more kids that get involved in it the more kids are going to join in if they think it's cool. So, maybe that's something that we have to think about as well.

Alderman DeVries asked is the Mayor's Youth's Advisory Council working on an initiative and can we expect that you'll be back before us to update us on or are you collaborating with other groups like New Futures?

Ms. Hedge replied we are asking for your support and possibly a continued effort. We know that there's no clear cut resolution to this issue and perhaps in the future if we work with you as the Mayor's Youth Advisory Council or just as youth in general of the community I think continued dialogue is great. I think continued dialogue is the only thing that will be able to offer our perspective on things because we're more directly in on this issue.

Alderman DeVries stated I can't speak for the rest of the Board but I know I would very much enjoy continuing the collaboration and having you go forward and advising us on issues that you see from the youth perspective. One of the most intriguing statistics was the very low number of parents that would believe that their children are drinking at all and the parental involvement is no doubt a key step that needs to be initiated. I'm hoping that you do come forward to keep us involved in the picture and I think you'll find this Board to be quite happy to see you assist us in this effort. Thank you.

Alderman Gatsas stated I applaud the Mayor's Youth Advisory Council because I see a lot of familiar faces in the crowd that participated into it to date that they put on a few months ago and usually when they come forward with initiatives they put some time and effort into it and usually hit the mark pretty square and I think it's pretty important that we understand that certainly in the capacity that you're in that I guess I would say that probably most of the members of this Youth Advisory Council probably from the conversations I've heard or seen don't have a drinking problem and I guess what I would say so that we could get to the point of how do we fix the problem is to get some people that are involved that you think have a drinking problem and let's get them to air their problems so that we can get a resolution to what they think would help fix their problem because unless you get people that are participating in a group that have the problem it's difficult to get answers to come forward with. So, my suggestion is that certainly finding people that will actually open up and say yeah I have a drinking problem and these are the reasons why I do. I think it's very important that we try to address that and I think that when it's coming from a peer level it's much easier to have that discussion than it is when it's an adult trying to talk to them about what that solution should be. So, again, I applaud you for coming forward.

Mayor Guinta acknowledged contributors to the Manchester Art Fund as follows: Doug McIninch, Dot and Fred Curtis and Kathy Tinley. Those not in attendance included: representatives of Citizens Bank and Aubin Chester and Cara Britton.

4. Informational presentation by National Multiple Sclerosis Society, Central New England Chapter.

Mr. Roger Douville stated our intention this evening is to just present an idea that we have. To my right is John Siemiatkoski of the National Multiple Sclerosis Central New England Chapter and on the end is Heidi Roy also from the Multiple Sclerosis Society Central New England Chapter, however, Heidi is stationed up here in New Hampshire and manages

events for the Chapter up here. All we would like to do this evening is identify for you an idea. Some of you may already know that the Multiple Sclerosis Society has a walk that they do in the springtime in the City. I am a cyclist so our idea is really to get your perspective and respectfully your input and suggestions to allow us to make what we plan or we hope to plan a successful event right here in the City of Manchester. I participate in cycling events with the MS chapter. You may know of the great Mass Getaway, which is a huge event, that cyclist's ride from Boston to the tip of the Cape, P Town. Our idea here is to create more of a cycling event and not just a charity event. It's always been a dream of mine, I'm a lifelong resident of the City and actually the Town of Bedford but I went to school here and it's always been a dream of mine because of the way the City's laid out to have a professional cycling event in this City with all the pageantry, with all the color and with all the speed. So, what we are proposing as part of this Multiple Sclerosis Charity fundraising event is a pro-cycling race in the City of Manchester downtown on a Friday evening. In addition to that I'm also very much interested in giving back to this City a lot of the things that I used to participate in when I was a child going to school here in the City which is bicycle registrations against theft. We used to do that a whole lot more when I was a youngster and the Police Department used to help us out, come out, give us our little stickers to put on our bicycles in the event our bicycles got stolen they could track down the rightful owner. I think it's very important and I feel strongly as does the MS Society, in particular, about bicycle safety. I think it's important that we provide an expo environment during this event to promote safety and to teach safety as well. I also think it's important to bring activity to the City of Manchester in the form of dollars spent and these events if you've ever seen them or participated in them you know that they are large events, they don't just draw from the State of New Hampshire, they draw from New England and the rest of the country. The other thing I think that I want to inform you about is there are approximately 2500 families affected with MS in the State of New Hampshire that rely on the Central New England Chapter for support and for assistance. There are certainly a tremendous amount of New Hampshire cyclists that participate in these events. I think if you may have some questions specific to the Multiple Sclerosis Society these people are perfectly capable of answering those and it's certainly above my pay grade to try to answer those for you. So, if you have some questions for them we're really seeking some guidance from you.

Alderman Osborne asked is it really true that MS affects mostly people between the late 30's and early 40's?

Mr. Siemiatkoski replied the primary age of diagnosis we found to be between 20 and 50 although we're finding more and more cases of childhood MS now as it was believed that children simply didn't get MS but now we're finding out that a lot of those cases in fact have been undiagnosed or misdiagnosed for many years so we have an initiative underway to address that bringing pediatrics together with neurology to help that along.

Alderman Osborne asked what's roughly the percentage between the ones under 50 and the ones over 50?

Mr. Siemiatkoski replied I think that the bulk of the population with MS is under 50. It's not a fatal disease but the effects last a lifetime with limited mobility, cognitive issues, anything the nervous system does.

Alderman Osborne stated I'm familiar with it pretty much. Thank you very much.

Alderman Shea stated my brother has MS but he has more chronic rather than acute and I think if you went into that distinction it might be helpful for the people on the Board.

Mr. Siemiatkoski stated MS really differs for every person that has it. It affects different parts of the nervous system in different people but we do generally classify certain stages of the disease and I think what you're asking about is chronic progressive MS where there is a high level of disability. Generally, people with chronic progressive MS lose the ability to walk, lose the ability to do many motor functions and sadly are bedridden for that all of which changes the family dynamic in that time. We at the National MS Society like to see people stay in their own homes to maintain the quality of life for a long period of their life. So, we offer things like home modification grants to modify bathrooms and kitchens and other parts...add ramps to the house to allow wheelchair access so that's something that we actively do to actively maintain the quality of life with people with MS regardless of how severe their symptoms are.

Alderman Shea stated he happens to live in Florida. When he came down with a problem with his lungs there were two teams of doctors that were there examining the situation. One had to do with the impact of the MS on having blood clots on the lungs and he was intelligent enough, he was in the Air Force as well as in the priesthood at the time and so he wrote a paper for the people there in order for them to discern as to what impact it would have. The operation was done in San Diego but he happens to be in Florida now and he is progressing negatively at this time. I believe he came down with it when he was in his 40's and at first he didn't know what it was.

Mr. Siemiatkoski stated the breakdown between men and women...there's about 70% of the people with MS are women but men tend to get more severe cases of MS so that's fairly common that it affects men more greatly as they age.

Alderman O'Neil stated I would just like to ask what we can do to make this event successful?

Mr. Douville replied in my opinion it's just to...we will come back and present probably a little bit, certainly a more formal presentation. We are going to do more of our homework

and we are going to get in touch with the Parks Department, the Police Department, the Fire Department...John to my right here is the Cycling Event Coordinator for the MS Society, he is the guy that puts together the great Mass Getaway in Boston, he's very talented and certainly knows what he's doing. Heidi also certainly has a tremendous amount of experience with these types of events and they go off without a hitch. As a matter of fact the Great Mass Getaway has a reputation for being one of the class events in the country and people from around the country come. I would love to have outside visitors come to this City of Manchester, participate in a pro-cycling event or at least watch it. I'd like to have people sitting in restaurants watching bicyclists whizzing by at 45 miles-an-hour and participating also in a bike expo where local vendors can sell their wares. I'd like to create a carnival event, a fun event to celebrate MS. What I'm really looking for from you is input. If there are things that you don't see in the packets in front of you that we or at least I haven't thought about that would ensure that we could pull this off and make this event what we believe it can be and to really showcase the City of Manchester to be honest with you and create some success for us our fundraising...\$.87 on every dollar this fund raises through the MS Society goes towards it's programs. I am a beneficiary of the support that the MS Society provides. I was one of the New Hampshire residents that sought these people out for assistance when I was diagnosed on my 45 birthday in 2004. So, we're just looking for as much information as you could provide us, as much headway as you could give us or as much heads up you could give us, allow us to get our homework done so that we may come to you and make a proper presentation and we can get this thing done. By the way we've also talked with some local...I don't want to give away the store here but we have talked with some people like Intown Manchester...very, very excited about the possibility of this happening and we are certainly looking for partners to bring this event to the City.

Alderman O'Neil asked Roger the dates listed here are the confirmed dates...the 10<sup>th</sup> and 11<sup>th</sup> of August?

Mr. Siemiatkoski replied those are our desired dates but we're open to some flexibility on that. If it certainly doesn't work for the City then certainly we would have to reconsider those dates.

Alderman O'Neil asked your Honor do you expect that there'll be some coordination soon to pull City staff together...your office will be handling that?

Mayor Guinta replied I think there's general agreement that this is a worthy cause and a worthy event for our City so we would certainly be interested in having my office and City staff coordinating with the organization to address any of the details that we have to address...Police, Fire and others. So, we'd be happy to do it absolutely.

Alderman Duval stated Roger Douville was a competitive football player when he was at West High School years ago and I'm sure that he will be as competitive in putting this event

together. So, I'm sure it's going to be a great success. I remember you well from those high school years and it's a pleasure to see you back and involved at this level within the community so I wish you tremendous success and whatever we can do to help.

Mr. Douville stated I appreciate that very much.

Mayor Guinta stated that concludes the presentations for this evening. I am going to remove Item F from the agenda at this point.

- F.** Recommending that a request of the Mayor for authorization of an additional Assistant to the Mayor part-time position be approved.

*(Aldermen Garrity, Duval and Pinard in favor. Aldermen Shea and Gatsas opposed.)*

### **CONSENT AGENDA**

Mayor Guinta 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.

### **Informational – to be Received and Filed**

- A.** Communication from Big Brothers Big Sisters of Manchester thanking the City for its funding and advising of a partnership with DCYF to provide mentoring to youth in foster care.

### **REPORTS OF COMMITTEES**

#### **COMMITTEE ON HUMAN RESOURCES**

- C.** Recommending that a request to establish a new class specification for a Solid Waste Compliance Officer be approved and for such purpose recommending Ordinance:  
“Amending Sections 33.024, 33.025 & 33.026 (Solid Waste Compliance Officer) of the Code of Ordinances of the City of Manchester.”  
be referred to the Committee on Bills on Second Reading for technical review.  
*(Aldermen Gatsas, Shea, Pinard and Duval in favor. Alderman Garrity opposed.)*
- D.** Advising that it has approved ordinance amendment:  
“Amending Section 33.048 Advancements Within Pay Range of the Code of Ordinances of the City of Manchester substituting language in Section B Step Increases.”  
and recommending same be referred to the Committee on Bills on Second Reading for technical review.  
*(Unanimous vote.)*
- E.** Recommending that a request to reclassify an Electrician II position at the Water Works Department to a Process Control Technician be approved and for such purpose recommends Ordinance:



“Amending Section 33.024, 33.025 and 33.026 (Process Control Technician) of the Code of Ordinances of the City of Manchester be referred to the Committee on Bills on Second Reading for technical review.  
(Unanimous vote.)

- G.** Recommending that the Board adopt the enclosed policy for a Flexible Benefit Vacation Buy Plan and further recommends that Ordinance:  
“Amending Section 33.079 (H) (1) Flexible Benefit Vacation Plan of the Code of Ordinances of the City of Manchester.”  
be referred to the Committee on Bills on Second Reading for technical review.  
(Unanimous vote.)
- H.** Recommending that a request that two support positions assigned to the Ordinance Violations Unit in the Police Department be reclassified from Customer Service Representative I to the level of Customer Service Representative II.  
(Unanimous vote.)
- I.** Recommending that a request of the Public Works Director to reallocate the Equipment Service Technician II position from a salary grade 13 to a salary grade 14 be approved and for such purpose recommending that Ordinance:  
“Amending Section 33.025 (Equipment Service Technician II) of the Code of Ordinances of the City of Manchester.”  
be referred to the Committee on Bills on Second Reading for technical review.  
(Unanimous vote.)

**HAVING READ THE CONSENT AGENDA, ON MOTION OF ALDERMAN O’NEIL, DULY SECONDED BY ALDERMAN THIBAUT, IT WAS VOTED THAT THE CONSENT AGENDA BE APPROVED.**

- B.** Communication from Claire Bouchard writing in regard to the recent actions of the Board establishing limits on assets for seniors indicating her lack of understanding why the differences were established for married and single senior groupings.

Alderman Shea stated since that lady is in my ward and she did contact me concerning the fact that people who are in one family is a widow or widowers have \$75,000 but two people have \$100,000...I think it’s incumbent that she gets this answer. I did speak to Mr. Cornell and he did mention a few things but I would like to refer to committees so they can discuss this problem as well as ask Mr. Cornell to get in touch with that lady. She does raise questions in her discussion with us about the fact that she was able to live reasonably well when her husband was living but since he has passed on she is subjected to one check that obviously is equal to about \$996. I don’t know any other background concerning her situation but I think that she has raised issue about how much it costs for a single person to live vis-à-vis two people and she mentioned that she has the same taxes as well as heating, electricity, water bill and as a result of the passing of a husband, of course, she has to hire someone to do some plowing so she can get out as well as cut her lawn. The only point that Mr. Cornell did raise is that the health benefits for two people are more costly than one but I

think that it should be discussed in committee and possibly try to do whatever we can to help single persons.

Mayor Guinta stated so the motion is to send Item B to Accounts.

Alderman Shea moved to refer Item B to the Committee on Accounts. Alderman Garrity duly seconded the motion. There being none opposed, the motion carried.

Alderman Lopez stated your Honor I believe you removed Item F I believe it's a committee report to the Board of Mayor and Aldermen.

Mayor Guinta stated that's correct.

Alderman Lopez stated then I think the Board of Mayor and Aldermen should take action, it's a committee report to the Aldermen.

Mayor Guinta stated I've removed it from the agenda so there's no need to...we're not going to discuss something that's not on the agenda.

Alderman Lopez stated I'm sorry...I'd like to have a ruling from the City Solicitor. There's a committee report to the Board of Mayor and Aldermen.

Deputy City Solicitor Arnold stated it's obviously a committee report, however, the Mayor I gather by taking it off the agenda is withdrawing the request.

Mayor Guinta stated that's correct.

Alderman Lopez stated that's fine. Thank you.

Mayor Guinta presented the following nominations pursuant to Section 3.14(b) of the City Charter:

**Arts Commission**

Jeanine Tousignant to succeed Richard Maynard, term to expire December 1, 2009;  
and  
Elizabeth Cash Hitchcock to succeed Al St. Cyr, term to expire December 1, 2007.

**Water Commission**

Dylan R. Cruess to succeed Donald Couturier, term to expire January 2010; and  
William A. Beaton so succeed James w. Craig, term to expire January 2010.

Mayor Guinta stated these nominations will layover to the next meeting of the Board pursuant to Rule 20.

Mayor Guinta advised I am also appointing Marion G. Russell to succeed Marie E. Donohoe as a commissioner of the Manchester Housing and Redevelopment Authority, term to expire December 31, 2011.

Alderman O'Neil stated in reference to the last item I know it's your appointment but am I correct that one of the members has to be a resident and Ms. Russell is.

Mayor Guinta stated that's correct and that's this position and she is a resident.

7. Communication from Pamela Goucher, Deputy Planning Director advising that the Planning Board has voted to recommend Peter Capano be re-appointed to serve on the Southern New Hampshire Planning Commission term expiring June 30, 2009.

Alderman Thibault moved to reappoint Peter Capano to serve on the Southern NH Planning Commission, term to expire June 30, 2009. Alderman Smith duly seconded the motion.

There being none opposed, the motion carried.

8. Updates requested by Alderman Roy as follows:
  - a) payments on Riverfront development;
  - b) Jac-Pac, RFP, Income (enclosed);
  - c) Granite Street budget/schedule;
  - d) Crime Prevention measures including:
    - K-9 (specifically policy on drug dogs)
    - Manpower
    - Special Reserves
    - National Advertising
  - e) Net Team results/recommendations; and
  - f) status of vacancy savings

Mayor Guinta stated with Alderman Roy's consent we will be discussing 8(a), 8(b) and 8(c) then (d), (e) and (f) will be referred to the 19<sup>th</sup> Board of Mayor and Aldermen meeting...there's just some time challenges in getting all of the information to the Board.

Alderman Roy stated I just wanted to get a few of the things that we have looked at over the last six months to a year and some longer out for discussion and we can either receive and file these or (d), (e) and (f) can go to the next meeting or to Public Safety Committee...I would be fine with that as well but seeing the Granite Street budget let's us know that we have to plan for some shortfalls and also as your office is working on, plan on the sale of those parking lots and do the best for the taxpayers. So, with that I would offer to receive and file these (a, b & c). I hope they gave good information to all of the Aldermen and if there are any questions.

Alderman Osborne duly seconded the motion. There being none opposed, the motion carried.

On motion of Alderman Pinard, duly seconded by Alderman Long, it was voted to recess the regular meeting to allow the Committee on Finance to meet.

Mayor Guinta called the meeting back to order.

### **OTHER BUSINESS**

11. State Legislative update presented by Mayor Guinta, if available.

There was no State Legislative updated presented by Mayor Guinta.

12. A report of the Committee on Lands and Buildings was presented recommending that the City recognize the Ash Street School building is no longer utilized as a school building and is surplus to City needs and be disposed of. The Committee advises that the School Board has indicated no school use for the building and returned it to the City.

The Committee further recommends that the enclosed agreement between Amoskeag Industries and the City of Manchester be approved and that the Mayor be authorized to execute same for and on behalf of the City to facilities disposition of the property subject to the review and approval of the City Solicitor.

*(Aldermen Thibault, Smith, Forest and Roy in favor; Alderman Long opposed.)*

Alderman Roy moved for discussion. Alderman Garrity duly seconded the motion.

Alderman Roy stated I don't know if Bob would like to make a similar report I know that representatives of Amoskeag Industries are here to answer any questions that the Board may have but I think the time has come that we move this along.

Mr. Robert MacKenzie, Director of Planning and Economic Development, stated just to recap what was discussed at the Lands and Buildings Committee meeting the City has been negotiating with Amoskeag Industries for sometime on how to best dispose of the Ash Street School. As you may know, the School Administration has declared it surplus to their needs. The reverter clause is to Amoskeag Industries basically indicates that they have a right of reentry to the property after the City stops using it for school purposes. The negotiations have taken a little while, I actually joined those fairly recently and the conclusion between the parties was that the City and Amoskeag Industries would market it jointly and in accordance with an agreement that was proposed sell the property. The proceeds would be split 60/40...60% to Amoskeag Industries, 40% to the City. There are certain other provisions in terms of maintenance and other provisions specifically of the agreement but tonight we are looking for Board action to basically move this forward. The building has been sitting there for sometime since being declared surplus. We did our best to negotiate a

reasonable agreement with Amoskeag Industries and I think that it can be put back to use that's productive to the City and pays taxes.

Alderman Thibault moved to accept, receive and adopt the report of the Committee on Lands and Buildings. Alderman Smith duly seconded the motion.

Alderman Gatsas stated I'm looking at this agreement and certainly I guess I can question whether you've struck a good agreement or not and I'm looking at clause VI Maintenance and it says "during the term of this agreement the City agrees to bear all costs of remediation, mitigation or abatement of hazardous and contaminated materials on or under the property and that the cost of the compliance of the laws regulated in the health and safety and the environment." Now, if we're going to incur all costs and it says obviously that... "do not exceed the portion of the net proceeds retained by the City pursuant to Section IV." Do we know...there was obviously some mitigation on asbestos there when the School District...do we know that that's been completed and it has been removed, abated and if the City's had it in it control for the last year what has the cost been to maintain it for a year with heat, electricity and things like that and I have a couple of other follow-ups.

Mr. MacKenzie replied yes in terms of the environmental issues in accordance with this agreement originally Amoskeag Industries wanted to basically have the City indemnify all the environmental issues. We basically agreed in the end that we would do so in accordance with federal and state regulations. In essence, we were not going to do anything extraordinary in terms of remediating environmental issues. The issue of environmental issues thought is I think relatively modest. We've looked at some of the records. I know the records were recently sent to the Solicitor's office. The City had taken care of underground storage tanks in the past and much of the asbestos issues. There may be some left on the property but overall it's a relatively clean site. So, we do not expect any major problems with the environmental issues. The maintenance costs that was an item of negotiation as to who would pay that. Kevin Sheppard was here earlier I'm not sure if he's still here but we have incurred roughly on the order of \$20,000 for maintenance of the property. The problem is that as winter approaches we are probably facing one to two thousand dollars a month from here forward in terms of maintenance particularly heat. As the property is just sitting there vacant we will incur more higher maintenance costs because it starts to deteriorate. We did discuss at committee, for example, that originally the Highway Department was looking at reroofing the building...there are a few small leaks in the structure which was going to be a cost of \$300,000 but we have not done that yet. We are hoping to actually sell the property and basically the buyer would be buying it "as is".

Alderman Gatsas stated I would think that shouldn't we before we get into this agreement...somebody tell us that the property is worth one dollar or it's worth a million because if it's worth one dollar and somebody says we need a \$300,000 roof it doesn't make

sense to get into a 60/40 split on something that's going to cost us money of is that an unreasonable request to ask?

Mr. MacKenzie replied I do know that Amoskeag Industries is here...Karl Norwood spoke at committee and perhaps he could join us. He could discuss what the listing price is. Again, I don't think a buyer will come back to the City and specifically say you the City must repair the roof but it may affect the final agreed upon price. Certainly, we're not planning on selling this building for a dollar but it is important to get it back on the tax rolls so that we are not liable for future costs and so we start getting property taxes back on this property. Karl did you want to add anything.

Mr. Karl Norwood stated in answer to your question, Ted (Gatsas). We had an appraisal on the property and based on that appraisal we put an asking price of \$1.250 million.

Alderman Gatsas stated I guess my follow-up question is let's assume that that split is a 60/40 split and 40% comes to the City so the City is really looking at somewhere around \$480,000. Now, if somebody says that the property hasn't sold in a year and the roof must be replaced because it's deteriorating the value of the property.

Mr. Norwood stated we had discussions about repair versus capital expenditures and basically repair if there's a leak in the roof we expect the roof to be repaired. If something catastrophic happened and the whole roof had to be replaced that's a capital expenditure and that can be discussed.

Alderman Gatsas stated I hear what you're saying but that doesn't say that in this agreement.

Mr. Norwood stated it does. It says repairs and repairs versus a capital expenditure. If the whole roof collapsed that's a capital expenditure.

Alderman Gatsas stated but it says we're responsible for it.

Mr. Norwood stated responsible for repairs. The building is to be...my understanding is that the building is to be kept as it is in today's existence as far as regarding repairs.

Alderman Gatsas stated I guess I'd have to take a look to see if there should be discussion on that because I'm looking on the maintenance side and then I'm looking at the insurance and risk of loss in damages and I don't see that if it's a major project that there will be discussion about who's going to pay for it.

Mr. Norwood stated the intent of the negotiations during the negotiations was just keep the building the way it is today and do not let it deteriorate. If the hole in the roof deteriorates

and all of a sudden the water starts coming down and we create more damage we'd expect that to be repaired but not a major capital expenditure.

Alderman Gatsas asked do you think there's a slate roof there?

Mr. MacKenzie replied there was slate on the building. I know part of it was replaced with asphalt shingles. I'm not sure if there's some slate left.

Alderman Gatsas stated the only problem I have is that we're only looking at a 40% upside and we're looking at an awful lot of risk on the downside. I would think that at a 60/40 split I certainly could say thank you to Amoskeag Industries and that's not where I'm going but I would think that all expenses would be pulled out of the sales price and then it would be a 60/40 split because we could, as a City, be caught into an awful large cost because we're not at the peak of the market but that's only my opinion.

Mr. Norwood stated perhaps we could discuss because the intent from Amoskeag Industries and during negotiations just keep the property the way it is, let's get it out in the market as soon as possible...that building is deteriorating now and the intent was that if a major capital expenditure occur...we were not looking to take advantage of that at all and so perhaps we could discuss that point with staff to qualify what a catastrophic expense or something like that would be. If that would be acceptable I think that's the intent of our negotiations.

Alderman Gatsas stated I don't disagree with what you're saying but it's not here.

Mr. MacKenzie stated I think what Mr. Norwood is saying is he's willing to add a sentence to clarify that.

Alderman Gatsas stated then I would say that we ought to get it and bring it back to this Board so that we can look at a final agreement.

Mayor Guinta stated let me ask the Solicitor...do you feel that it needs a clarifying statement or do you feel that it's covered under the agreement?

Deputy City Solicitor Arnold replied the agreement as written states that the City agrees to maintain the property in the same condition and state of repair as of the effective date of this agreement. Now, I guess certainly there could be a catastrophic loss of some type that's certainly not envisioned but I guess the concern would be whether that's maintaining it in the present state of repair if there were that type of loss. There are other provisions in the agreement that make provision for if there's a casualty loss in excess of 50% of the assessed value of the building that would be handled differently.

Mayor Guinta stated I guess I'm trying to determine what would fit into that category that Alderman Gatsas was referring to.

Alderman O'Neil stated I just would like to go into a little different direction than my colleague. I don't know if this is for Bob or for Karl or Barry. If this thing is marketed I don't know if the building itself is historical but there certainly is a certain integrity of the building as it exists now. Will that be part of the consideration in the selection of whatever individual or firms commits to purchase the building.

Mr. Norwood replied yes we were quite specific about that. As far as both Amoskeag Industries and the City certainly want to respect the National Historic Register designation I believe it has and that's one of the reasons why we wanted to cooperate and work with the City on that...it's a treasure for the City but being a treasure for the City it is a deteriorating treasure that's going to be a challenge unless we get on with the program.

Alderman O'Neil stated so the intent is to make sure and secondly I think this is more from the City side...what's the expected timeline on this and as we know it has become the parking lot for Central High School do we see something happening before the end of the school year. If so, we need to communicate that to the School District and Central High School. If not then we need to let them know that probably by next September it will not be available.

Mr. MacKenzie stated we can handle the notification to the School. It certainly is our hope that the property could be sold within the next few months. Ideally it would be sold before Central closed its door for the summer.

Alderman O'Neil stated I would think that this does not affect Mr. Norwood nor Mr. Brensinger but I think on the City side if that's what's going to happen we need to start having some discussions about a plan on this parking because as we know that was before the Public Safety and Traffic Committee one night and I think we need to be proactive on that, your Honor. Thank you.

Alderman Thibault asked I wonder if you could explain Bob to the Board if in fact Amoskeag Industries would have wanted to the City would not have been involved with this at all...they could have taken it over period and we would not have been involved. So, I think that the City stands to end up in a good position here if we let them market it as soon as possible. Bob, would you explain that to the Board.

Mr. MacKenzie stated sure and perhaps there is some difference of agreement but Amoskeag Industries believe that they do have right of reentry into the property. If they wanted to exercise that they potentially could and there would be no proceeds to the City.



Alderman Roy stated we went through the exposure of the City quite a bit in our Lands and Buildings Committee and looking at the contract I would like the Solicitor to weigh in on this. The entire exposure to the City is \$500,000, which is 40% over the \$1.250 million that the property is being marketed at. So, it's my understanding in reading this that whether we like it or not Amoskeag Industries has reverter rights to this property...they're giving us in my opinion 40% of a building we've had control of for over 100 years so as much as I don't love this agreement in comparison to past agreements with Amoskeag Industries it is, quite frankly, their choice of what we go forward with and I think the 40% which would be \$500,000 is generous and if something does happen then our exposure is limited to \$500,000. Am I right with that, Tom?

Deputy City Solicitor Arnold replied the exposure for maintenance and environmental expenses is limited to the net proceeds from the property so that of course is very...given what the property sells for but you're in the ballpark yes.

Alderman Osborne stated I just wanted to make clear that the physical structure of that building cannot be changed or not.

Mr. MacKenzie stated the agreement and we did ask them to clarify basically states that successors and assigns to the property would maintain and preserve the exterior of the structure located on the property as registered on the National Register of Historic Places. Now, there was a little caveat, which we agreed to. If someone someday wanted to add an addition to the building that that could occur on the north side to the back but the character of the building would have to remain.

Alderman Osborne asked would you say that the land that that building sits on is worth just as much as the building right now if not more?

Mr. Norwood replied that's a difficult question because the building comes with the land. You've got a very valuable piece of land.

Alderman Osborne stated I understand that...if the building wasn't sitting there how much would the land be worth?

Mr. Norwood replied it would probably be an excellent site for a pharmacy or something like that would be of considerable value but that's speculation because that's not where we're going.

Alderman Osborne stated I understand that part I'm just curious to know how much that land is really worth on that corner...taking that whole block up.

Mr. Norwood stated I guess it's all what would be the allowed use on there and we haven't looked at that but if it were for a pharmacy it would be one thing if it's for residential property it would be another price.

Alderman Duval stated along the lines of Alderman Gatsas' remarks as much as I'd like to see the building moved as soon as practicable given the fact that it's a historic structure and it's been, in my opinion, neglected for sometime already and there is some exposure there for further deterioration of the building I do have some trepidation over this idea that we could be facing a roof replacement versus a repair and I think that's probably the most obvious potential exposure for immediate improvement that the building needs. So, if there's anyway to limit that in either in dollar amount in the contract or specifying some language pertaining to the roof repair vis-à-vis replacement I think I'd be terribly more comfortable seeing this agreement executed if that kind of language was inserted into the agreement and I think leaving the City exposed up to the potential revenue derived from the sale of the building I think is not terribly beneficial to the City and I think it does leave us exposed as Alderman Gatsas pointed out I don't see the upside at that point, I really don't'. So, again, I was privy to the discussion at the committee meeting but I think that should be tightened up a bit if we possibly can.

Alderman Shea stated I think Dan O'Neil hit upon my thoughts about historic buildings. Is there any limitation as to what can go there if somebody purchases this property?

Mr. MacKenzie replied this agreement does not get into potential uses. Potential uses are limited by zoning or what might be granted by the Zoning Board of Adjustment. So, the uses are controlled by other City regulations. It's my belief that that particular building would be best used for some nice office, small corporate headquarters, professional offices but those particular ones would required either Zoning Board of Adjustment or Board of Mayor and Aldermen action.

Alderman Shea stated there is a filling station across the street and there's a restaurant up the street hopefully those aren't considerations. I guess we don't want another nightclub there as it were we had enough trouble downtown so we want to keep that but I think that in our eagerness to get rid of the property or at least to divest ourselves of the property we should make sure that the people that are interested in buying it are going to put it to the best possible use that can be applied there and I think that that's very important and I think questions were raised by myself and others when the property was turned over to the Board of Mayor and Aldermen because certainly the School Department figured they didn't want to get stuck with the cost of all of these expenditures of maintaining it and we certainly didn't have much control over that. My understanding is 60% would go to Amoskeag Industries and 40 to the City...may I ask what is Amoskeag Industries do with their share of this. I'm not familiar. Do they have some sort of a trust fund or anything like that.

Mr. Norwood replied it's unique...the mission of the Amoskeag Industries is very similar to what your mission is Bob and it's responsible development the catalyst in the City for quality development. So, your first point about the gas station, the restaurant. We're very conscious about the fact that we want to see this asset preserved and improved upon. Take a look at the parking lot...it looks terrible there. It would be great to have a landscaped office building if you will and I think the final decision...this is going to be collaborative...someone has to take direction in the marketing and in getting the sale teed up but it's going to be a collaborative effort right through the end because in the final analysis we have to work hand-in-glove with the City to go through all the labyrinths of code issues, zoning issues...that is a difficult challenging building and make no bones about it. It's a unique building...our office building is unique but you have to kind of a unique user if you will that wants to take on a challenge like that, once you have it it's gorgeous but it's going to be a collaborative effort right through till the end in our opinion.

Alderman Shea stated I taught at Amoskeag School and I know they converted that into a very well structured business and I believe at one time it was used by one of the local agencies...I think Mr. Brensinger used that initially and then it was sold to a company that deals in public relations. What I'm trying to get across is there should be certain limitations as to what we tend to make over historical buildings...there was preservation on the part of the City in terms of that and I believe there should be some control over that.

Mr. MacKenzie stated the City does have control over it in terms of the zoning and other regulations and I think that the goal of Amoskeag Industries is the correct goal to bring this back to be a property that we can all be proud of and that's something that they will have to rely on me and others in the City so that I think the product will be something that you can be proud of. It's not going to be a nightclub, it's not going to be a car wash, it's not going to be a gas station...those are just not realistic uses for that.

Alderman Shea stated thank you Bob for your initiative.

Alderman DeVries stated I thank you Mr. Norwood and also Amoskeag Industries for working to improve the property and for your redevelopment efforts. If I remember when I read up on this in the past wasn't there some thought that there might be a loan fund established with the proceeds to continue the development was that not part of the mission if you would.

Mr. MacKenzie stated I'll speak for the City portion. The City portion does go into the one time fund of the City and that's certainly something the Board can use for other economic development projects and would have to be consistent with the one time reserve fund but it can be used for other economic development projects to improve the City.

Mr. Norwood stated as far as Amoskeag Industries the mission there is to be a catalyst for responsible growth and we'd like to provide C capital for projects and again with the collaboration of the City we've had discussions with that. So, we're very open to that and we're looking forward to doing things like that.

Alderman DeVries stated I guess that's what I had meant that C capital to me is some sort of a loan fund to assist and I think that's a very good use and I appreciate that. My concern along with Alderman Gatsas and others when we look at the catastrophic loss by fire the City...if the building...the estimate to repair the building is under 50% of the appraised value the City would be on the hook to complete that restoration or repair and that seems since we are only going to receive 40% of the loss it seems like we're on the hook there because that's up to \$600,000 if the appraised value is \$1.2 million. So, it seems when we're tweaking this agreement that that might be another place that we might want to tweak it to make sure that we're not incurring taxpayer dollars to repair something if there's a fire in the building.

Mayor Guinta stated let me just ask the Solicitor to clarify again to make sure the Board had a clear understanding of that particular portion of the agreement.

Alderman DeVries stated I'm referencing 3.3 specifically...I guess it's 2 termination in the event that a substantial portion of the exterior of the historic structure is destroyed by fire or a natural disaster and the estimated cost of repair exceeds 50%. And, I apologize that's an assessed value not an appraised value...we probably need to clarify that.

Deputy City Solicitor Arnold stated that particular paragraph as you can see deals with the restrictions on the property to preserve its historic character. With that provisions provide and that was the same 50% I was referring to before was that if the building is destroyed and repair costs exceed 50% that the duty to maintaining it as an historic structure might terminate.

Alderman DeVries stated clarification from the Solicitor because my read of this is if say 45% of it is destroyed by fire the City would have a responsibility to keep that in its original state and ready it back for market. So, if it's under 50% of the assessed value the City would have sole responsibility under this contract to make the repair.

Mr. MacKenzie interjected if I could clarify, your Honor. The City does have an insurance program so if it's damaged 40% we would be due funds to repair that structure. So, if you're saying are there out-of-pocket costs that the City would have to do no...we would have insurance that would cover that damage and we would have to repair it or we could repair it with the proceeds that we got from the insurance.

Alderman DeVries stated further clarification if I might. The fire protection for the City is that not or the insurance is that not self-insured and there's a reinsurance fee I'm trying to remember back to the Health Department.

Deputy City Solicitor Arnold stated I believe that the City does insure the physical structure, however, there is a retainage or more commonly called a deductible of \$100,000.

Alderman Gatsas stated my question is merely the risk factor of the City. I certainly applaud Amoskeag Industries for coming forth, for brining this forward to say that the City can participate at 40%, however, I'm looking and saying what are the downsides versus what the upside is. If the property doesn't sell for two years and the downside goes from the \$1.2 million and maybe it's sold tomorrow and certainly I can't tell you what the environment in the real estate market is today but it's got to be softer than what it was six months ago and if there needs to be a repair and for some reason that Amoskeag Industries at the end of a year wants to do a reentry and the City's put on a new roof there's nothing in here that says we're going to be compensated should they walk away and I guess if tomorrow we said take your reentry and thank you very much but I don't know if the City should be in the risk business there would be \$16,000 in taxes that we'd be paid on the property. Is that correct or incorrect, roughly? What's the tax bill on it.

Mr. MacKenzie stated there has been no tax on the property.

Alderman Gatsas stated I understand that. If Amoskeag Industries were to own it today is there a tax due the City?

Mr. MacKenzie replied they would be a taxable corporation I believe.

Alderman Gatsas stated and what would the taxes be on that assessed value today.

Mr. MacKenzie stated it's hard to pin down an exact assessment but let's say it was on the order of \$800,000 assessed times the current or proposed rate of \$17.50 per thousand.

Mayor Guinta stated I understand the point but if we don't do anything and we own it...under the theory if we don't move into this agreement and we hold title we're responsible for anything anyway.

Alderman Gatsas stated we don't have to hold title, your Honor, because they own it. What they're doing is they're saying we accept the responsibility, the title is still going to be transferred by Amoskeag Industries. It's not going to be transferred by the City...is that correct or incorrect.

Mr. Norwood replied the title is in the City's name.

Alderman Gatsas stated but what you're saying is the reverter would go back to you. So, if we stepped away right now and said we don't want to risk that property would go to Amoskeag Industries right now, we'd give them a deed for a dollar, you would own it and you would go down the street with it.

Mayor Guinta stated and you would not take the 40% from the proceeds of the sale.

Alderman Gatsas stated I would say, your Honor, if somebody wants to take the risk and the City's in the risk business then this is a good deal. If we don't want to be in the risk business because what you're saying is that today if there's a \$300,000 roof and we have to pay for it and then for some reason a year from now that property sells for less than a million our 40% is going to be in the roof or the maintenance and the maintenance of that building.

Mayor Guinta stated then we should have disposed of this eight months ago.

Alderman Gatsas stated I don't disagree with you.

Mayor Guinta stated the whole point of this was to try and come up to a reasonable agreement where the City would receive proceeds. We have occupied the building for how long...has it been a hundred years...over a hundred years?

Alderman Gatsas stated I'm not debating that. What I'm saying is that the risk is burdened on the City side. Amoskeag Industries has no risk factor in this deal. If the property doesn't sell for the next seven years and the repairs need to be done and I'm not saying that's a bad thing I'm just saying that when you look at this agreement the risk is the burden of the City.

Mayor Guinta stated as it is today as it was yesterday I think that there's probably a reasonable assumption that this is not going to sit on the market for a year. My office has received several inquiries regarding its sale and unfortunately what I have to say is you can't really get it on the market until we come to an agreement so the purpose of this is to get it on the market.

Alderman Gatsas stated if this agreement that came before us said that all expenses would be deducted from the sale and then there's a 60/40 split I wouldn't have a problem with that.

Mayor Guinta stated let's go to Bob and try and wrap this up.

Mr. MacKenzie stated I wanted to make a couple of points. One is that frankly the property cannot be sold unless the Board approves this agreement. So, we won't even be able to find out if there's eligible buyers until the Board takes an action and the longer that we hold the property the more operating cost and the most liability we will have. In terms of risk we

could give the property back to Amoskeag Industries. I do not feel that would be a good deal for the City, we would be losing out. The risks of what Alderman Gatsas is talking about are extremely low. Also, we can't be talking seven years because the agreement expires in a year. I do know that Amoskeag Industries does want to take care of this property quickly. We are avoiding long-term costs and I don't see the downside that Alderman Gatsas does.

Alderman Gatsas stated clearly, your Honor that's my point. The agreement expires in a year and if there's a \$300,000 expenditure for a roof and in a year the agreement is terminated who pays out \$300,000?

Mr. MacKenzie replied we were going to put \$300,000 into the roof, we have not yet and we're not going to because the property is going to be sold so the risk.

Alderman Thibault moved the question. Alderman Smith duly seconded the motion. The motion carried with Alderman Osborne duly recorded in opposition.

Alderman Osborne asked how can we get answers if we keep moving questions. Jac-Pac was speculation too.

Deputy City Clerk Johnson stated the motion on the floor is to accept the report as submitted...Alderman Thibault by Alderman Smith.

Alderman Gatsas requested a roll call vote.

Alderman Lopez asked for clarification on the statement regarding it wasn't capital repairs and wouldn't apply...was that an amendment he was putting in the contract or not?

Deputy City Solicitor Arnold replied it was a suggested amendment to the contract.

Alderman Gatsas stated we're in the voting mode.

Mayor Guinta stated it's just a point of clarification I will accept the point of clarification. If you can answer for clarification.

Deputy City Solicitor Arnold stated my understanding was discussion over an amendment to the agreement that you have in front of you.

Deputy City Clerk Johnson stated but it is not part of any change to the agreement is not included in the motion on the floor.

Mayor Guinta stated there is a roll call vote that was requested by Alderman Gatsas. Aldermen Gatsas, Long, Duval, Osborne, Pinard, Lopez and DeVries voted nay. Aldermen O'Neil, Shea, Garrity, Smith, Thibault, Forest and Roy voted yea. The motion carried.

- 13.** Communication from Finance Department submitting a request to authorize expenditure of funds totaling \$110,000 from the EPD Replacement Account to enable repairs for the septage receiving facility scale and aerator.

Alderman Smith moved to authorize expenditure of EPD funds as requested. Alderman Shea duly seconded the motion. There being none opposed, the motion carried.

- 14.** Ordinance:

“Amending the Code of Ordinances of the City of Manchester by adding sections and changing language to 70.06, 70.48 and 70.78 providing for Pay and Display Meters, Procedures, Enforcement and Penalties.”

On motion of Alderman Garrity, duly seconded by Alderman Thibault, it was voted that the Ordinance be read by title only, and it was so done.

The Ordinance having had its final reading, Alderman Thibault moved that the Ordinance pass and be Ordained. Alderman Forest duly seconded the motion. The motion carried with Aldermen Gatsas, DeVries and O'Neil duly recorded in opposition.

Alderman DeVries stated your Honor could I ask for a point of privilege for a clarification on Item 13.

Mayor Guinta replied yes you may.

Alderman DeVries stated thank you, your Honor. I'm hoping that somebody from EPD is here. Thank you Kevin (Sheppard). It's my understanding that this expenditure to repair for the septage scales is not done for the benefit of Manchester since we have sewerage but yet for the benefit of those that we contractually are hauling their solid waste to Manchester is that correct. ?

Mr. Kevin Sheppard, Deputy Public Works Director, replied it's a combination of Manchester residents and outside towns and cities that are bringing their septages into the City. There are some septic systems still within the City so those haulers will come to the City. RV's are allowed to come across this so a lot of residents in the City who have RV's they bring their septage to this facility. So, it is outside but those outsides are residents or towns that use this facility are private contractors that use this facility from outside the City do pay a fee so that's all wrapped into that.



Alderman DeVries stated the second part of my question would have been are the fees that we are receiving going to exceed this expenditure of \$110,000?

Mr. Sheppard replied I believe the cost actually for the scale itself is maybe \$50,000 but I guess we haven't done a...

Alderman DeVries stated it's authorizing an expenditure of \$110,000.

Mr. Sheppard stated \$50,000 for the aerator and \$50,000 for the septage receiving facility and that the scale at the septage receiving facility.

Alderman DeVries stated and you're not sure whether or not the fees that we are receiving are exceeding those expenditures...and the reason I ask is I wasn't particularly in favor of some of those contracts when they went through because they didn't project this sort of just an event.

Mr. Sheppard stated I'm not sure as to whether those will cover but I feel comfortable in probably making the assumption that they would cover the cost of this in the long-term. If you wrote this \$50,000 off over say 10 years or 12 years the life expectancy of a repair such as that is probably 15 to 20 years.

Alderman DeVries stated one final question if I might. Has anybody from the department gone to DES because DES obviously has asked the City to cooperate to receive the solids from other communities because they do not have capacity, we still do. So, it was a little bit of a handshake agreement if you would to facilitate solid waste until they build their own sewerage treatment plants. That was my understanding of some of the agreements when they came to the City. So, if we are taking 10 years to repay a \$50,000 improvement has anybody gone to see if DES has any grants or any other mechanism to help offset that cost so we don't void those contracts?

Mr. Sheppard replied I don't believe we have but that's a good idea. I don't think we're getting any state grants for this work but I'll follow through on that.

### **TABLED ITEMS**

15. Report of the Committee on Bills on Second Reading recommending that Ordinance:

“Amending the Zoning Ordinance of the City of Manchester by extending the B-2 (General Business) zoning district to include property currently zoned IND (Industrial) located on the south side of Gold Street east of the former Lawrence Branch of the B&M Railroad and including the following three lots Tax Map 875-14, 875-15, 875-16.”

ought to pass.

*(Aldermen Duval, Lopez, Garrity and Pinard recorded in favor; Alderman Gatsas opposed.)*

*(Tabled 09/05/2006)*

This item remained tabled.

- 16.** Report of the Committee on Bills on Second Reading recommending that Ordinance:

“Amending the Zoning Ordinance of the City of Manchester by extending the R-3 (Urban Multi-family) zoning district to include property currently zoned R-1B (Single-family) located on a portion of Tax Map 691 Lot 143-1 that will be on the north side of a proposed Gold Street Bypass and adjacent to Bradley Street and the New St. Augustin’s Cemetery.”

ought to pass.

*(Aldermen Duval, Lopez, Garrity and Pinard recorded in favor; Alderman Gatsas opposed.)  
(Tabled 09/05/2006)*

This item remained tabled.

- 17.** Communication from Randy Sherman, Interim Finance Officer, requesting that approximately \$50,000.00 be set aside in Contingency due to the severance payout to the former Finance Officer.

*(Tabled 11/28/06 pending filling of permanent Finance Officer position and review of other fund sources by Mayor.)*

This item remained tabled.

**18. NEW BUSINESS**

Mayor Guinta stated I have just one item...effective December 29<sup>th</sup> I’m appointing Jennie Angell as Acting Director of Information Systems. I thought I would let everyone here know. Does anyone have any items of new business.

Alderman Shea stated I have a concern, I guess. You are in the process, your Honor, of having a committee look into the Economic Development Director and I think there was something in the paper that I saw and since that nomination comes before the Board of Mayor and Aldermen I thought maybe as a thought you might appoint someone from this Aldermanic Board...maybe the Chairman of the Board to work with those committee members in order that when that selection does come before the Board of Mayor and Aldermen there’s some insight into that person. Sometimes a nomination which comes from the Manchester Development Corporation members may be an admirable one but then again the more information that the Board of Mayor and Aldermen may receive concerning a particular nominee the better the judgment on the part of the Board members might be, your Honor. So, I’m just throwing that out as a thought for consideration on your part and I appreciate your giving it some attention. Thank you.

Alderman Forest stated I just wanted to notify the public and the Board of Mayor and Aldermen. I was at the Travel Expo today at the Center of NH and there was a booth there from Wally & Bernie’s...WB’s Restaurant at 20 Old Granite Street. They are apparently holding a fundraiser for the Officer Michael Brigg’s fund on Tuesday, December 12<sup>th</sup> from 5 to 9 PM. The event itself will cost \$25 and they’re having a raffle which will also cost \$10

and all of the proceeds from this event will be donated to the Manchester Police Patrolman's Association Michael Brigg's Fund.

Alderman Lopez stated I just wondered if Alderman Gatsas had a chance to review HB248...are you satisfied with the response? Okay, thank you.

There being no further business to come before the Board, on motion of Alderman Smith, duly seconded by Alderman Pinard, it was voted to adjourn.

A True Record. Attest.

City Clerk