

Minutes were approved on 12/12/22.

**CITY OF LACONIA - CITY COUNCIL MEETING  
7:00 P.M.**

11/28/2022 - Minutes

**1. CALL TO ORDER**

Mayor Hosmer called the meeting to order at 7:00 PM

**2. SALUTE TO THE FLAG**

Councilor Haynes led the salute to the flag.

**3. RECORDING SECRETARY**

Katie Gargano, City Clerk

**4. ROLL CALL**

City Clerk Gargano called the roll of the City Council: Councilor Cheney, Councilor Soucy, Councilor Lipman, Councilor Haynes, Councilor Felch and Mayor Hosmer.

Mayor Hosmer stated that 5 members of the Council were present, and a quorum was established.

Absent: Councilor Hamel

**5. STAFF IN ATTENDANCE**

Kirk Beattie, City Manager; Glenn Smith, Finance Director

**6. COUNCIL PROCLAMATION**

**7. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS**

**7.A. Approval of regular City Council meeting minutes of November 14, 2022**

Minutes of the regular City Council meeting of November 14, 2022 were not yet available when the agenda was finalized. The minutes were distributed to the City Council on November 26, 2022.

With no corrections or changes submitted to the Clerk, the minutes were accepted as distributed.

**8. CONSENT & ACTION ITEMS**

**9. CITIZEN COMMENTS FOR MATTERS NOT ON THE AGENDA**

Gretchen from the Taylor Community wanted to thank Celebrate Laconia for the Christmas Parade that was held yesterday. The residents loved seeing all the cars and floats. She also wanted to acknowledge the Huot Program, David Warner, and his team and all the students. Since the Taylor home is close to the school, they have been able to partner with them with many of the different trades for various projects. A few she has been involved with are Tuesday afternoon tea times with the residents and the culinary program and

the LNA students working on communication with the residents, she also noted there is a special concert coming to the Taylor Home on 12/16/22 the Laconia Middle School Band is going to join them, and she welcomed anyone who may be interested attending.

10. **INTERVIEWS**

11. **NOMINATIONS, APPOINTMENTS & ELECTIONS**

12. **COMMUNICATIONS**

13. **PUBLIC HEARINGS**

13.A. **Resolution 2022-15 - Public Hearing - Relating to a supplemental appropriation to accommodate acceptance of an exceptional needs grant by the Laconia School District**

Notice of this Public Hearing was made available in the November 16, 2022 edition of the Laconia Daily Sun, and posted at Laconia City Hall, Laconia Community Center, Laconia Public Library and the offices of the SAU.

Action on this item may be taken up under Unfinished Business.

Mayor Hosmer opened the Public Hearing at 7:06 PM

Superintendent Tucker spoke on behalf of the grant and its intent. The 4 categories include transportation, technology, instructional supplies, and professional development for staff.

Councilor Lipman told Superintendent Tucker about how the news has been talking a lot about teenage mental health and the impact the time away from school has had on them. He wonders if the professional development for staff was going to include dealing with that issue. Superintendent Tucker said no, not specific to this grant; but one thing they are looking at is going through the office of school wellness and using grant funds to support students on their mental health. Councilor Lipman said that he hopes that the professional development team would support the use some of these funds for training on mental health specifically the how to look for signs and symptoms.

Mayor Hosmer closed the Public Hearing at 7:08 PM

13.B. **Ordinance 2022-195-10 - Public Hearing - To amend City Code Chapter 195, Special Events and Outdoor Assembly, Section 195-10, Fee Schedule**

Notice of this Public Hearing was made available in the November 16, 2022 edition of the Laconia Daily Sun, and posted at Laconia City Hall, Laconia Community Center, Laconia Public Library and the offices of the SAU.

Action on this item may be taken up under Unfinished Business.

Mayor Hosmer opened the Public Hearing at 7:09 PM

Charlie St. Clair said he spoke to approximately 8 property owners, and he said they were understanding about the fee changes. Councilor Soucy asked how the fees compare to other states like Daytona and South Dakota. Mr. St. Clair did not have that information.

Mayor Hosmer closed the Public Hearing at 7:15 PM

14. **PRESENTATIONS**

14.A. **Presentation by NH Department of Environmental Services (DES) on the Winnepesaukee River Basin Program's fee increase scheduled for FY 2024**

Per the City Council's request, the Winnepesaukee River Basin Program's (WRBP) Administrator, Sharon McMillan and DES's Water Division Director presented to the Council a presentation that explained the program's FY 2024 fee increase.

The cost of operating the WRBP's regional collection system and wastewater treatment plan is funded by the 10 communities/organizations that send sewage to the program's treatment plant in Franklin.

The WRBP is increasing its rates by approximately 26% in FY 2024. The rate increase is due to inflation, the cost of electricity, disposing of sludge, the cost of chemicals used in the treatment process, and the age/condition of the equipment in WRBP's system which results in the program having to replace versus repair equipment over the next several years.

The City's payments to the program are 50% of the sanitary sewer fund's budget. The City's share of this rate increase is approximately \$695,000.

Every \$100,000 increase in expenses represents approximately 2% of the sanitary sewer system's budget. Thus, WRBP's FY 2024 proposed rate increase represents a 14% increase in the City's sanitary sewer fund budget.

There are 17 miles of pressure pipe that is made out of ductile iron, which corrodes in the lakes region. The force mains come directly from the pump stations that vary in length from a few hundred feet up to 4 miles long.

Mayor Hosmer asked how much of the system needs to be rebuilt, because no community is going to want to get hit with a big bill to replace a big chunk of the system. Dr. McMillan said that their capital improvement plan primarily focuses on the systems above ground. The collection system is 57 miles long of big, large pipe. The bad part is that 17 miles of that is on the forced main, known as pressure pipe. Pipe that is made from ductile iron, which corrodes from the outside. This is what has caused the majority of the underground breaks recently. The force mains come directly from the pump stations that vary in length from a few hundred feet up to 4 miles long. Dr. McMillan explained there are 4 miles of pipe to be replaced that represents 97% flow from Belmont and 3% from Northfield. With a recent law change in place the cost of that replacement is now 50% split among all the communities and then the other 50% assessed to the affected communities. Mayor Hosmer asked if Laconia's flow goes into other communities and she replied no, it stays in the regional sewer lines.

Councilor Lipman asked about perspective costs and communities receiving a credit for over budgeting. Dr. McMillan replied yes, it is always squared up in the next fiscal year.

Councilor Lipman asked the Department of Public Works Director Anderson if that credit is applied to the next rate setting process. Director Anderson said yes, the money is returned to the City as a refund and used to pay towards the next bill. Councilor Soucy asked if the City has ever received a credit and how much it was. Director Anderson said he'd have to go back and look, it varies depending on the year.

Rennie Pelletier, Water Division Director of the WRBP spoke about the uniqueness of the program being owned and regulated by the State. He gave some examples of project upgrade costs in other communities. He said he is available to speak on any questions the Mayor and Council may have, just give him a call, and he'll call you back.

Director Anderson said that his team is working on coming up with a rate increase to present to the City Council to make sure they have the money to pay for the rate increase at the December 12,

2022, City Council Meeting.

Councilor Lipman stated that “infiltration is wasted wastewater if you will” and he knows they have been working on it. He knows that their flow percentages are going down due to preventative maintenance, and he’d like Director Anderson to speak about that for the benefit of the public.

Director Anderson said that Lakeport has been their primary focus for repairs because there is old clay pipe that is over 100 years old. They have also added a new pump station that is helping decrease the amount of waste going into the Winnepesaukee River Basin.

## 15. **MAYOR'S REPORT**

Mayor Hosmer wanted to acknowledge and thank all the effort to Celebrate Laconia that went into the Christmas parade.

## 16. **COUNCIL COMMENTS**

Councilor Felch wanted to echo what the Mayor said about Celebrate Laconia on the Parade and all the trees in the downtown area, and he thanked the Parks and Recreation Department for all their efforts with the big tree. He’d also like to see the City do something in Lakeport, there is a large beautiful tree there and it should have some lights put on it by the City.

Councilor Haynes wanted to acknowledge George Faris who recently passed away. George was once a Laconia Ward 4 City Councilor where he served 3 consecutive terms and he was an election worker, working most recently at the November 8<sup>th</sup> Election and his untimely passing was just days after. He was a friend and a mentor and will be greatly missed amongst the community. Councilor Haynes also wished reporter Mike Mortenson of the Laconia Daily Sun a happy retirement he was always fair and honest and reported a lot of good information for the City.

## 17. **COMMITTEE REPORTS**

### 17.A. **FINANCE (Lipman (Chair), Hamel, Cheney)**

Chairman Lipman spoke about the Finance Committee meeting earlier this evening at 6pm. They worked with administration for selecting financing for the trash and recycling totes bond. The minutes will be posted within 72 hours and the municipal bond bank had the best offer.

#### 17.A.i. **WOW Trail Funding**

#### 17.A.ii. **Downtown TIF Financing**

### 17.B. **PUBLIC SAFETY (Cheney (Chair), Soucy, Lipman)**

Chairman Cheney spoke on the Elm Street School driveway issue that the Public Safety Committee met on 11/21/22. They reviewed a potential solution to the problem, or a temporary solution to the problem that involves Washington Street and Jefferson Street. It will require some work by DPW to put in a walkway. The children would go down the path and come out onto Washington and Jefferson to be picked up.

### 17.C. **GOVERNMENT OPERATIONS & ORDINANCES (Soucy (Chair), Felch, Cheney)**

#### 17.C.i. **Review of Chapter 167, Noise and Chapter 161 Licensing as it pertains to outdoor sound equipment and loudspeakers**

#### 17.C.ii. **Ordinance Amending Chapter 221, Vehicles and Traffic/Parking on Sublawns**

- 17.C.iii. **Procedural review of grant applications**
- 17.C.iv. **Regulation of Short Term Residential Rental Businesses**
- 17.C.v. **Proposed Historic Overlay District**
- 17.C.vi. **Scenic Road Motorcycle Noise Petition**
- 17.C.vii. **Use of public property by for-profit entities**
- 17.C.viii. **Short Term Rentals**
- 17.C.ix. **Naming privilege's to public areas**

17.D. **LAND & BUILDINGS (Hamel (Chair), Haynes, Felch)**

- 17.D.i. **Downtown parking garage**
- 17.D.ii. **Repair & maintenance of City buildings**
- 17.D.iii. **Plan for the DPW Compound**

17.E. **PUBLIC WORKS (Haynes (Chair), Felch, Soucy)**

- 17.E.i. **Retaining Wall Policy**
- 17.E.ii. **Discussion for converting from a manual to an automated solid waste curbside collection service**

17.F. **APPOINTMENTS (Councilors Soucy (Chair), Cheney and Haynes)**

18. **LIAISON REPORTS**

Councilor Soucy spoke about the Laconia Water Commission. They are changing the day and time of their meetings. They currently are held on Thursday mornings at 8 am and will now be held on Monday evenings at 6pm on non-council meeting nights. Starting the first of the year. The reason for this change is the committee members are having difficulty fitting a morning meeting into their work schedules.

19. **CITIZENS REQUESTS TO COMMENT ON CURRENT AGENDA ITEMS**

None

20. **CITY MANAGER'S REPORT**

20.A. **Project Updates Report**

Manager Beattie went over the Laconia Road Projects Report, highlighting the following:

Current: The road construction projects on **Massachusetts Avenue, Jefferson Street, North Street, Van Buren, Franklin Street, Addison Street** and **Durkee Street**, have been completed. The contractor is working on correcting all items on the "punch list". Those not completed before winter will be completed in the spring of 2023

Previous: Stormwater replacement and sidewalk on **Massachusetts Avenue** is complete; we are

waiting on a schedule for placing final pavement surface. Shim paving coat on **Addison Street**, **Durkee Street**, and **Van Buren Street** is complete. The subbase for the sidewalks on **Jefferson Street** is complete. Final paving on these streets and sidewalks will be completed in October. **Franklin Street** asphalt curb, sidewalks and final paving will be completed this month. All projects will be completed by early November.

## **SEWER COLLECTION SYSTEM**

Current: Three firms submitted bids for the Northern Lakeport Sewer Project. Park Construction, the company that replaced the sewer on Elm Street, was the lowest bid. The project should be awarded in December with an estimated start date in April of 2023. City Manager's Project Update Report Page 2

Previous: The Northern Lakeport Area Sewer project has been advertised. Bids are due on October 31st. This project will improve sewers on portions of Fairmont Street, Belvidere Street, School Street, North Street, and Sheridan Street. This project is anticipated to start in the spring of 2023.

## **LACONIA MASTER PLAN UPDATE**

Current: The Committee met on October 27, 2022 and had a spirited discussion about the ramifications of the proposed development at the former State School property. Concerns were expressed about the City, particularly the Planning Department, having the necessary resources to handle the approvals and monitoring of a development of this size. Staff's response was that the City will need to contract with outside firms to help with reviews, approvals, and inspections and that this was expected and would generally be paid for by the developer. Concerns were also expressed about the state of the City's Master Plan, which staff vigorously defended as being adequate. The next meeting has not been scheduled.

Manager Beattie wanted the Council to know regarding to the mentioning of the City Planning staff size in several meetings and it was brought up again tonight. This is something that they are having continuous conversations about. The City does have a history with big projects of coordinating with other entities and they will make sure this project stays within the grasp of the City.

Previous: The MPSC met on September 29 and again discussed modifying height restrictions in the UC and CR zones with no recommendation approved. There was also a proposal to allow the Minor Site Plan Committee to handle multi-family site plans up to four units. This will go before the Planning Board for consideration in the near future. The next meeting is October 27, 2022, at 6:30 pm.

### **20.B. Monthly Economic Development Report**

Manager Beattie explained the monthly economic development report noting Laconia's unemployment rate is up compared to Belknap County and the State. The CPI report for this month shows it is down under 8 % since March. But based off all the months he thinks we'll end the year just slightly above 8%.

The tax rate was set last week at \$14.85, a decrease of \$4.01 per thousand. The City's assessments went up over 800 million.

Councilor Lipman mentioned that people can find their new appraisals under the Assessing Department's website.

Councilor Cheney spoke as the Council representative of the Master Plan Steering Committee. He noted the concern about a review of the Planning Department's manning levels needing to be made. He thinks that a number of Councilor's have gotten complaints about Planning or Code Enforcement issues that go on for a very long time. They are not blaming the City's current staff for the delays but rather thinks there are not enough people working in the department to handle the number of

projects. He knows the Manager is looking into it and he wanted to make the Council aware of it. Councilor Lipman agrees that this isn't something to fall behind on. Councilor Cheney said he agrees on bringing in outside help but believes that is just for the short term and as the City grows, they will need more people. He thinks that now is the time to get ahead of it.

Councilor Haynes wants to know about the activity on the Bay Street property that had the Fire in early spring. Manager Beattie said no there has not been any activity on it. Councilor Lipman mentioned historically that after a certain point the City has demolished a parcel and taken action. Manager Beattie thinks that an ordinance change will help make items like this move along quicker. Councilor Soucy would like to see the ordinance requirements and he will bring it to the Government Operations and Ordinances subcommittee.

## 21. NEW BUSINESS

### 21.A. **Appointment of Wes Anderson, Public Works Director, as a Commissioner on the Lakes Region Planning Commission**

The City of Laconia is eligible for up to three Commissioners on the Lakes Region Planning Commission; Commissioners are appointed for staggered four-year terms. Jeffrey Hayes, Executive Director of LRPC, has confirmed that City staff members may be appointed to the Commission. Public Works Director Wes Anderson has agreed to fill the remainder of a term previously held by Assistant Planning Director Rob Mora; this term will expire at the end of June, 2025. Mr. Mora is no longer employed by the City.

I move to appoint Wes Anderson, Public Works Director, as a Commissioner on the Lakes Region Planning Commission to fill the remainder of the term previously held by Rob Mora, expiring at the end of June, 2025.

Councilor Soucy made a motion to appoint Wes Anderson, Public Works Director, as a Commissioner on the Lakes Region Planning Commission to fill the remainder of the term previously held by Rob Mora, expiring at the end of June, 2025. Seconded by Councilor Haynes. **Discussion:** Councilor Felch asked if this position is a required to be filled by staff or can it be filled by anyone. Councilor Felch brought up the point that even if they are not a City Employee that does not prevent them from staying on the commission. Councilor Felch wants to know if the existing member was given the option to stay on. The Mayor and City Manager did not have that information available.

Councilor Felch made a motion to table. Seconded by Councilor Cheney. ***The motion passed 4-1.***

Councilor Haynes was opposed.

Mayor Hosmer noted this appointment should be referred to the Appointments Committee that is chaired by Councilor Soucy.

### 21.B. **Appointment of Dean Trefethen, Planning Director, as a Commissioner on the Lakes Region Planning Commission Transportation Advisory Committee**

The City of Laconia is eligible for up to three Commissioners on the Lakes Region Planning Commission; Commissioners are appointed for staggered four-year terms. Jeffrey Hayes, Executive Director of LRPC, has confirmed that City staff members may be appointed to the Commission. Planning Director Dean Trefethen has agreed to fill the remainder of a term previously held by Assistant Public Works Director Krista Larsen; this term will expire at the end of June, 2023. Ms. Larsen is no longer employed by the City.

Councilor Felch Made a motion to table. Seconded by Councilor Lipman. ***The motion passed 4-1.***

Councilor Haynes was opposed.

Mayor Hosmer noted this should be referred by the Appointments Committee that is chaired by Councilor Soucy.

21.C. **Appointment of Wes Anderson, Public Works Director, as an alternate on the Lakes Region Planning Commission Transportation Advisory Committee**

The City of Laconia is eligible for up to three Commissioners on the Lakes Region Planning Commission; Commissioners are appointed for staggered four-year terms. Jeffrey Hayes, Executive Director of LRPC, has confirmed that City staff members may be appointed to the Commission. Public Works Director Wes Anderson has agreed to fill the remainder of a term previously held by Assistant Planning Director Rob Mora; this term will expire at the end of June, 2023. Mr. Mora is no longer employed by the City.

Councilor Felch Made a motion to table. Seconded by Councilor Lipman. ***The motion passed 4-1.***

Councilor Haynes was opposed.

Mayor Hosmer noted this should be referred by the Appointments Committee that is chaired by Councilor Soucy.

21.D. **Downtown Tax Increment Financing Update**

At the November 14, 2022 City Council meeting Mayor Hosmer requested an update on the status of the Downtown Tax Increment Financing District account.

Manager Beattie went over the update with the Council.

A financial projection for this account is attached to the agenda. It forecasts year-end projected fund balances through 2043 with the following conditions:

- Transfers of TIF revenues into the account remain constant at \$250,000 per year through 2034. Starting in 2035 revenues decrease to match projected expenses, with the fund balance remaining roughly constant at approximately \$146,000.
- The projection includes only currently approved projects.
- Operating costs for the parking garage camera system increase by 3% per year, and cameras are replaced in 2033 at a cost of \$15,000.
- Payments on the Colonial bond are constant at \$210,000 annually.

The projection shows a net reduction in fund balance through 2034, after which payments on the 2015 Main Street bridge project will cease and the balance begins to grow.

Councilor Soucy asked why there is a set rate shown on the schedule, and how is it determined what is going to be taken out. Manager Beattie said that is the amount that the formula allows. The only money going into the TIF is what is voted on by the Council during the budget. An example is the City is committed to funding the Colonial Theater and they know the set amount to be put in to be able to fund that. Director Smith explained the various components that go into the TIF calculations.

21.E. **2022 Second Half Sewer Warrant**

Per Chapter 189-50 C, collection of flat rate sewer accounts are collected by the Tax Collector.



Collection of \$143,895.00

Councilor Soucy made a motion to approve the 2022 second half Sewer Warrant. Seconded by Councilor Felch **Discussion:** None. ***The Motion Passed with all in favor.***

Councilor Cheney was not present at the time of the vote.

## 22. UNFINISHED BUSINESS

### 22.A. **Resolution 2022-15 - Second reading - Relating to a supplemental appropriation to accommodate acceptance of an exceptional needs grant by the Laconia School District**

SB 420 was signed into law by Governor Chris Sununu in July of 2022. The intent of this law was to "improve the educational achievement and growth of students" by making up for a shortfall in adequacy for qualifying school districts. The formula to calculate the amount in grant funds each school district would qualify for is based on the formula that is used to calculate the aid from the state that school districts receive each year. The Laconia School District is eligible to receive \$367,796 from this grant for this school year. Because this is revenue that is in addition to what was approved by the City Council in our FY23 budget, the school district is seeking approval for a supplemental appropriation to be able to access these funds. The Laconia School District is planning on using the funds on the following:

? A dual-purpose van to transport students and food supplies

? Technology

? Instructional supplies

? Professional development for staff

These funds are Unanticipated Revenue and per RSA 31:95-b and City Code Section 5:06 a public hearing is required to accept and expend these funds. At their meeting on November 14, 2022, the City Council voted to schedule a Public Hearing. That Public Hearing was held earlier in this evening's agenda.

Approval of this request will increase appropriations and offsetting revenues by \$376,796. There is no local match requirement.

Councilor Felch made a motion to waive a reading of this Resolution in its entirety and to read by title only. Seconded by Councilor Haynes **Discussion:** Councilor Soucy has a question about which is correct amount, \$367K or \$376K? There are two different figures on the staff report. Superintendent Tucker confirmed it was \$376K. It was also confirmed the correct amount was listed on the resolution and in the public hearing notice. ***The motion passed with all in favor.***

Councilor Felch made a motion to approve a second reading of Resolution 2022-15, relative to making a supplemental appropriation for the Fiscal Year beginning July 1, 2022 and terminating June 30, 2023. Seconded by Councilor Lipman **Discussion:** None. ***The motion passed with all in favor.***

Councilor Lipman made a motion to approve Resolution 2022-15 as presented and authorize the City Manager to sign all related documents. Seconded by Councilor Felch **Discussion:** None. ***The motion passed with all in favor.***

### 22.B. **Second reading - Ordinance 2022-195-10 to amend City Code Chapter 195, Special Events and Outdoor Assembly, Section 195-10, Fee Schedule**

An increase in the fee schedule for special events and outdoor assembly is proposed as shown in the attached Ordinance. If approved, the proposed changes would bring our fees more in line with those of events similar to Laconia Motorcycle Week occurring across the country. At their meeting on November 14, 2022 the City Council voted to schedule a Public Hearing on this matter. That Public Hearing was held earlier in this evening's agenda.

Councilor Haynes made a motion to waive a reading of this Ordinance in its entirety and to read by title only. Seconded by Councilor Felch **Discussion:** None. ***The motion passed with all in favor.***

Councilor Felch made a motion to hold a second reading of Ordinance 2022-195-10. Seconded by Councilor Haynes **Discussion:** None. ***The motion passed with all in favor.***

Councilor Soucy made a motion to approve Ordinance 2022-195-10 as presented. Seconded by Councilor Lipman **Discussion:** None. ***The motion passed with all in favor.***

## 22.C. **Approval of revised City Welfare Guidelines**

At its November 14, 2022 meeting the City Council discussed proposed revisions to the City's Welfare Guidelines. During the discussion Patrick Wood addressed the Council, citing specific concerns and questions. Staff was instructed to work with Mr. Wood on these matters. The Council voted to table this matter to this evening's meeting. Following the meeting staff exchanged several communications with Mr. Wood. These resulted in several modifications to the proposal. For the most part, modifications present no substantive change to the Guidelines, but they do greatly increase its clarity and ease of use. In one section the proposed policy is updated to ensure that shelters can be reimbursed to the date a welfare application is filed, if the applicant is determined to be eligible for assistance. The modifications are shown in red on the attached proposed Welfare Guidelines on the agenda.

Councilor Felch made a motion to take this agenda item off the table. Seconded by Councilor Cheney. **Discussion:** None. ***The motion passed with all in favor.***

Director Smith explained the outcome of the questions that were presented by Mr. Wood at the prior council meeting on Page 8, the second item is on page 10 3<sup>rd</sup> section down under rental arrearage.

Councilor Lipman said that he thinks given the current circumstances in the City with the issues of homelessness, that this document be reviewed more frequently than they have been in the past.

Director Smith also acknowledged a concern that Councilor Cheney brought up about the title being used as fair hearings.

Councilor Felch made a motion to adopt the revised Welfare Guidelines as presented. Seconded by Councilor Soucy **Discussion:** None. ***The motion passed with all in favor.***

## 22.D. **Request from the U.S. Postal Service to lease parking spaces in the City parking lot behind St. Joseph's Church**

The City Manager's office was contacted recently by a representative of the U.S. Postal Service wishing to discuss leasing spaces in the City parking lot behind St. Joseph's Church. They are requesting to lease nine to fifteen spaces in this location to be used by U.S. Postal Service vehicles. At the November 14, 2022 meeting the Council voted to table this agenda item to this evening's meeting. The City Manager will provide additional information and details of a proposed lease agreement. If the Council wishes to move forward with this discussion, a Public Hearing will be scheduled to gather public input.

Councilor Lipman made a motion to take this agenda item off the table. Seconded by Councilor Haynes. **Discussion:** None. ***The motion passed 3-2.***

Councilor Cheney and Councilor Felch were opposed.

Manager Beattie noted that he requested a draft lease from the U.S. Postal Service to see what they were looking for, and he just received it late today before the meeting. He was thinking it was in between 9-15 spaces and they indicated it was 14 spaces. The existing 80 spots in that lot already have 10 of them reserved for St. Joseph's Church. The U.S. Postal Service confirmed this request for the spaces is for their postal vehicles. Manager Beattie thinks this request comes from the post office getting more postal vehicles or they are looking to expand the parking for their customers. They are looking for multiyear leases and did not indicate pricing. Manager Beattie is still working on comparisons.

Councilor Soucy made a motion to Table.

Discussion of options was posed by the Mayor.

Councilor Soucy withdrew his motion.

Councilor Cheney made a motion to schedule a Public Hearing on January 23, 2023 during the regular City Council meeting to gather public input on the request from the U.S. Postal Service to lease parking spaces in the City parking lot behind St. Joseph's Church. Seconded by Councilor Soucy. **Discussion:** None. **Discussion:** None. ***The motion passed 4-1.***

Councilor Felch was opposed.

22.E. **Request from Weirs Beach Pedal Boats to operate a pedal boat business using the City Docks and space on the Boardwalk in Weirs Beach**

The City Manager's office was contacted in July, 2022 by Charles Carey regarding his proposal to operate a family friendly paddle boat attraction from the Weirs docks

Per Section 229-3.C. of the City's Code (attached), the City Council may lease public dock space to a commercial enterprise. Prior to entering into such a lease, at least one Public Hearing is required. A Public Hearing on this request was held at the Council's November 14, 2022 meeting. At that meeting the Council also voted to table this agenda item to this evening's meeting.

Please refer to the agenda to see the attached information describing the proposal, photos of the types of paddle boats that would be used, and a map showing the location of the designated areas for both the smaller children's boats and the larger boats. A small EZ-Up type canopy/tent would be set up on the Boardwalk to sell tickets, and would be taken down each evening.

Shipping time for the pedal boats can range anywhere from 12 to 20 weeks; if approved, Mr. Carey would plan to begin operation of the business in the summer of 2023.

Councilor Felch made a motion to take this agenda item off the table. Seconded by Councilor Cheney **Discussion:** None. ***The motion passed with all in favor.***

Manager Beattie said that he forwarded the tentative lease to the council and the second item was a Memorandum of Understanding with the Mount Washington. The Carey's met with the Mount Washington, and they will not agree to sign an MOU, but they did have a good conversation between the Carey's and the Mount Washington. Manager Beattie did add some of the safety items that were discussed amongst the two into the draft lease.

Councilor Cheney made a motion to approve the request from Weirs Beach Pedal Boats to operate a

pedal boat business using the City docks and space on the Boardwalk in Weirs Beach as presented. Contingent upon a lease going through legal and liability and giving the City Manager approval to execute the lease. Seconded by Councilor Soucy. **Discussion:** The Council would like the ability to terminate and give the leasee the ability to terminate the lease. The lease will also include a 1-year review given the multi-year lease. ***The motion passed with all in favor.***

## 22.F. **Continued discussion regarding the downtown parking garage**

During the Mayor's Report at the October 24, 2022 City Council meeting, Mayor Hosmer requested an agenda item for continued discussion of the downtown parking garage; this discussion is to include input from the Council regarding putting out a request for expression of interest in the parking garage, and comments as to whether the Council would like to sell the second and third floors.

During a presentation regarding the parking garage held at the October 11, 2022 meeting, the estimate for a full renovation of the garage was \$8 million dollars. According to the report, if all businesses are filled at 100% capacity in 2027, the City would only be short by 37 spaces without a renovation to the parking garage.

Mayor Hosmer thinks the City Manager should put out an expression of interest to see who has any ideas for the building.

The presentation from Walker Consultants was included in the agenda packet for the Council's October 11<sup>th</sup> meeting and is included in the agenda for that meeting posted on the City's website.

Councilor Soucy wants to see all ideas that people may have for the parking garage.

Councilor Felch would like to see an update on what has been spent so far on this project since this project has already been approved by the City Council. Manager Beattie said we've spent about 36-40k. Councilor Felch thinks the City is behind on the project because it has not been bonded yet and work is not being done as it was approved by the City Council. He also doesn't recall the City Council voting to delay the project.

Councilor Haynes thinks this is a good idea, after seeing the parking report he couldn't move forward on spending the extra funds on this project.

Councilor Lipman stated that they have a responsibility to make sure that the parking garage is safe. And he'd like to see what the impact would be on the existing businesses. The expression of interest should include how the businesses in that building would be impacted.

**City Council consensus:** To instruct the City Manager to put out a request of expressions of interest on the Parking Garage.

## 23. **FUTURE AGENDA ITEMS**

23.A. **Master Plan**

23.B. **Milfoil Treatment funding requests**

23.C. **Sewer & Water Master Plan**

23.D. **Single Stream Recycling/Concord Co-op/Solid Waste disposal cost reductions**

23.E. **Strategic Planning/Goal Setting**

23.F. **WOW Trail**

23.G. **Weirs Beach Restoration Project**

23.H. **Fair St/Court St traffic problems and accidents**

24. **Any other business that may come before the Council**

25. **NON-PUBLIC SESSION (According to RSA 91-A:3, II)**

Councilor Soucy made a motion to enter into non public session according to RSA 91-A:3,II (d) Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. Seconded by Councilor Haynes **Discussion:** None.

**By Roll Call Vote:**

Councilor Cheney	<u>Yes</u>	Councilor Soucy	<u>Yes</u>	Councilor Lipman
<u>Yes</u>				
Councilor Haynes	<u>Yes</u>	Councilor Hamel	<u>ABS</u>	Councilor Felch
<u>Yes</u>				

The City Council entered the nonpublic session at 9:05 PM

Councilor Soucy made a motion to reconvene the public session of the meeting. Seconded by Councilor Cheney **Discussion:** None.

**By Roll Call Vote:**

Councilor Cheney	<u>Yes</u>	Councilor Soucy	<u>Yes</u>	Councilor Lipman
<u>Yes</u>				
Councilor Haynes	<u>Yes</u>	Councilor Hamel	<u>ABS</u>	Councilor Felch
<u>Yes</u>				

The public portion of the meeting was reconvened at 9:17pm

Councilor Lipman made a motion to seal the minutes of the non-public session for a period of 6 months. Seconded by Councilor Cheney **Discussion:** None ***The motion passed with all in favor.***

26. **ADJOURNMENT**

Mayor Hosmer adjourned the meeting at 9:17 PM

Respectfully Submitted,

Katie Gargano, City Clerk