

**Rochester City Council Workshop  
December 19, 2017  
Council Chambers  
7:03 PM**

**COUNCILORS PRESENT**

Councilor Abbott  
Councilor Barnett  
Councilor Bogan  
Councilor Gates  
Councilor Gray  
Councilor Keans  
Councilor Hamann  
Councilor Lachapelle  
Councilor Lauterborn  
Councilor Torr  
Councilor Willis  
Deputy Mayor Varney

**OTHERS PRESENT**

Daniel Fitzpatrick, City Manager  
Blaine Cox, Deputy City Manager  
human, resident

**COUNCILORS EXCUSED**

Mayor McCarley

**MINUTES**

**1. Call to Order**

Deputy Mayor Varney called the meeting to order at 7:03 PM. Deputy City Clerk Cassie Givara took a silent roll call. All Councilors were present except for Mayor McCarley, who was excused.

**2. Public Input**

Deputy Mayor Varney invited members of the public to approach the podium and speak.

human, resident, spoke regarding the city ordinances. human inquired how the ordinances could be enforced because he felt they were too difficult for the general public to access and refer to on the City website.

human referenced Chapter 21 of the Ordinances regarding recreation and arena. The chapter indicates that the Director of Recreation may impose

reasonable rules and regulations on use of City facilities subject to the approval of the Recreation and Arena Commission. human inquired about the new sign posted at Hanson Pines listing rules for use of the park. human inquired where in the ordinance it imposed these regulations and where the backup material could be found to support imposing such regulations. human requested that he be shown where the rules gained their authority.

### **3. Communications from the City Manager**

None

### **4. Communications from the Mayor**

Deputy Mayor Varney informed council of a decision made at the Joint Building Committee meeting the night prior. It was decided that they would not include replacement of the trusses at the Creteau Vocational Center as part of the renovation project, but rather to set up a monitoring system in the attic instead. There is no indication currently that there is any immediate structural problem. The replacement of the trusses would have had to be approved by the school board and then Council and would have cost \$1.5 - \$1.6 million. The monitoring system will cost between \$10,000 - \$15,000 per year.

Councilor Gates inquired whether there had been some indication that the trusses at the Creteau Voc Center needed to be replaced? Deputy Mayor Varney stated that it was known that the materials used in the trusses were from a similar batch and impregnated with the same type of chemical coatings as those used in the roof at Gonic School which are now deteriorated and failing. It was discovered that the trusses at the Creteau Center were not deteriorated like the materials at Gonic School, likely due to the dryer atmosphere of the attic where they are located.

Councilor Keans asked if it was known whether or not the school department had checked with any of the other local schools which were built in the late 80s or early 90s to see if they had similar issues. Deputy Mayor Varney said it was not known whether such an inquiry had been made.

Councilor Gray reported that the Department of Education is aware of the situation with the schools in Rochester build in the late 80s and early 90s using these materials and they were looking into corrective options.

Councilor Keans indicated her concern that if Council voted not to replace the roof at the Creteau Center, the alternative would be a short-term fix of unknown duration which may result in a new roof being needed

several years down the road anyway.

Deputy Mayor Varney concurred that it had been a concern for other Councilors that the roof would need to be replaced down the road if they opted for the monitoring system. It does not appear that this will be the case. The trusses have been in place for 20 years and there is currently no indication that there are any problems with them, which is why the monitoring system was suggested as opposed to replacing the roof.

Councilor Keans expressed concern that the City would end up spending millions of dollars over the next ten years on the monitoring equipment to ultimately end up replacing the roof regardless.

Councilor Varney reported that the structural engineer they had consulted had assured them this would not be the case and there has been no deterioration at all, indicating it will not be an issue in the foreseeable future. The atmosphere around the trusses in Gonic School and the Createau Center are very different.

Councilor Hamann said that he would have concerns about the safety of the students at these schools. Yet the structural engineer reported that Gonic School had incurred water damage which had led to the roof issue, whereas the Createau Center has a dry atmosphere without much fluctuation.

Councilor Keans again expressed concern that the City could be spending money on the monitoring system only to have to spend millions of dollars further down the road due to not replacing the trusses now.

Councilor Gray responded to human, resident, who has spoken during public input. Councilor Gray said the Ordinances are available by going to the [Rochesternh.net](http://Rochesternh.net) website and accessing eCode360 through the "online services" link. Councilor Gray suggested that perhaps the department could make it more obvious where the ordinances are located.

City Manager Fitzpatrick said it should be noted that because of the re-codification, the ordinances online are up-to-date and in good shape for public viewing.

Deputy Mayor Varney clarified that Recreation and Arena is an advisory commission and they do not approve ordinances. The ordinances are approved by City Council.

**5. Department Reports**

None

**6. Other**

Councilor Willis said that this was his last meeting and he thanked the Council for the opportunity to work with them for the past 2 years.

Councilor Gates wished the citizens of Rochester a Merry Christmas.

**7. Non-Meeting**

**7.1. Consultation with Legal Counsel**

No non-meeting took place.

**8. Adjournment**

Councilor Lachapelle **MOVED** to **ADJOURN** the City Council Workshop meeting at 7:15 PM. Councilor Bogan seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Respectfully Submitted,

Cassie Givara  
Deputy City Clerk