

**Rochester City Council Workshop  
June 18, 2019  
Council Chambers  
7:00 PM**

**COUNCILORS PRESENT**

Councilor Abbott  
Councilor Bogan  
Councilor Gates  
Councilor Gray  
Councilor Hamann  
Councilor Keans  
Councilor Lachapelle  
Councilor Lauterborn  
Councilor Torr  
Councilor Walker  
Deputy Mayor Varney  
Mayor McCarley

**OTHERS PRESENT**

Blaine Cox, City Manager  
Terence O'Rourke, City Attorney  
Gary Boudreau, Deputy Police Chief  
Bill Bartlett, 2-Way Communications

**COUNCILORS EXCUSED/ABSENT**

Councilor Hutchinson

**Minutes**

**1. Call to Order**

Mayor McCarley called the City Council Workshop to order at 7:00 PM. Deputy City Clerk Cassie Givara took a silent roll call. All Councilors were present, except for Councilor Hutchinson who was excused.

**2. Public Input**

Mayor McCarley invited members of the public to come forward and address the Council. There was no discussion.

**3. Communications from the City Manager**

City Manager Cox confirmed with Council that their next Regular meeting will take place on Tuesday, July 2, 2019.

City Manager Cox shared with Council that the City had received word that the Community Development Finance Authority had awarded the Homeless Center for Strafford County with a 2019 Tax Credit of \$250,000.

Mr. Cox informed Council that the City had also received a Resolution from the NH Senate in recognition of Rochester receiving the 2019 Municipal Leadership Award for the Workforce Housing Coalition.

City Manager Cox also shared with Council a Certificate of Appreciation to the City of Rochester from the 25<sup>th</sup> Annual Planning & Zoning Conference which recognizes Rochester's commitment to participating in the annual event by sending the most representatives to the conference.

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

Mayor McCarley reported that the Strafford Regional Planning Commission is awarding the Tri-City Mayors' Task Force on Homelessness an award for the work which they accomplished. The award will be presented on Thursday, June 27 at a luncheon at Frisbie Memorial Hospital.

Mayor McCarley spoke about the opening day of the Rochester Farmer's market which had taken place a week prior on the Common. She encouraged everyone to check out this wonderful event. This Farmer's Market will take place every Tuesday from 3:00 PM to 6:00 PM through the end of September.

#### **5. Police/Fire Emergency Radio Project Update**

Deputy Police Chief Gary Boudreau introduced Bill Bartlett from 2-Way Communications.

Bill Bartlett, 2-Way Communications, gave a presentation updating the progress and planning for the land mobile radio upgrade. Mr. Bartlett stated that several months ago, the Rochester Land Mobile Radio (LMR) Planning Committee had been formed with members of the Police Department, Fire Department, IT, and DPW. The goals of the committee were to assess where the system is now, identify limitations, consider alternate sites for the LMR system, and discuss increased coverage with additional sites.

Mr. Bartlett summarized the planning process including the techniques and types of software which were used to map out the City and make decisions based on the data collected. Mr. Bartlett presented a 3-D model created for the proposed design of the new dispatch center.

Mr. Bartlett indicated that the next steps for the Committee would be to seek approval from Council on both design and funding, to engage Motorola for a final design review and obtain a firm fixed quote, and finally to sign a contract and to start the process.

Deputy Chief Boudreau said that the Committee had looked at the current coverage area and had found some deficiencies, primarily in the northern part of the city. There are no radio towers north of the police station. The current towers are on the Salmon Falls Road water tank, the Rochester Hill Road water tank, and the Chesley Hill Road water tank. Deputy Chief Boudreau said that in this northern part of the City, there is a large amount of commercial growth and these larger buildings can cause radio reception issues as well. This could be alleviated with a radio tower at the new DPW site, which has been proposed to Council already with the design of the DPW site on Chestnut Hill Road, but the pricing details on this are still being worked out.

There was a discussion regarding how the timeline of the radio tower at the DPW site would coincide with the building of the new DPW building.

Councilor Varney inquired how far over budget they anticipated the project would go. Deputy Chief Boudreau said the original CIP request was \$1.35 million, and they are currently at \$1.36 million. The dispatch center upgrade as well as the tower at DPW is anticipated to cost around \$200,000.

## **6. Discussion: Hillsdale Vandalism**

Mayor McCarley referenced the recent articles in Foster's about the incidences of vandalism at the kayak launch on Hillsdale Road. She suggested that Council have a discussion regarding this vandalism and perhaps, at the recommendation of Stacey Marchionni of the Riverwalk Committee, that Council should take a more active stance on how the Riverwalk is progressing and actively supporting the kayak launch.

City Manager Cox clarified that the property being discussed is the City-owned property just past the last house on the right on Hillsdale Road. The proposal is to place some gravel to make 6 parking spaces.

It was discussed that the vandalism was potentially targeted to discourage the opening of the kayak launch. Mayor McCarley suggested that perhaps if Council officially supported the kayak launch, it might eliminate some of the problems. Councilor Walker confirmed that the Riverwalk Committee is looking for an endorsement from Council.

Councilor Varney stated that he didn't feel a Council endorsement would necessarily prevent vandalism. It's a site which is out of the way and out of public sight. He asked what proactive steps would be taken to prevent future vandalism, such as lighting, clearing of trees, or surveillance cameras. He suggested that Council make a recommendation on what security at this site would look like.

Councilor Hamann stated that the Hillsdale location is not the only area of the City which suffers vandalism and it occurs throughout the City. He expressed that these acts should not prevent the City from doing good in the community and opening the kayak launch.

Councilor Walker clarified that this kayak launch is just one of the beginning steps in the project. Ultimately, there will be connection between Hanson Pines and the kayak launch, the area will be utilized by the public and there will be far less opportunity for vandalism when the area is used more frequently.

It was discussed that it would be a committee recommendation which would need to be approved by Council if, in fact, there were going to be lights or cameras placed at this site. The current discussion is simply for Council to show support for the Riverwalk and the kayak launch.

## **7. Discussion: Barn Preservation (RSA 79 D) Application for 290 Chestnut Hill Road**

Mayor McCarley directed Council to the information in the packet provided by Jonathan Rice, Chief Assessor, containing the tax implication percentages based on the amount the Council chooses to grant for this barn preservation easement.

Councilor Lachapelle stated that the last two barn preservation easements which came before Council were awarded at 50%.

Councilor Lauterborn asked if the Historic District Commission recommends a certain percentage. Councilor Keans stated that the HDC does not make a specific recommendation. They review the property based upon pictures and information given, but the assessor physically goes and views the property and will give the options for percentages.

Councilor Lauterborn pointed out that on the application for the barn preservation easement, it is stated that this barn had previously been granted an easement. She asked if this is an easement that expires or needs to be granted periodically, and at what amount the property was assessed at the time of the previous easement. Mayor McCarley indicated that they would obtain this information prior to the decision being made at the July 2, 2019 Regular City Council meeting.

Councilor Walker suggested that Council remain consistent and award the easement at 50% as they have done with the previous barns.

## **8. Department Reports**

Councilor Lauterborn referenced the Economic Development report in the packet which notes the sculptures which had been placed on Columbus Avenue within the past few weeks. Councilor Lauterborn suggested everyone visit the area to take a look at these sculptures.

## **9. Other**

Councilor Gray asked for an update from the City Manager on emails received by Council in regards to plastics and veteran's tax exemptions. City Manager Cox said he had spoken to the resident who had written about recycling and offered several options which she could pursue. The resident will likely be sharing her thoughts at the next Public Works Committee meeting. City Manager Cox stated he had also responded to the resident who inquired about the veteran's tax exemption and referred her to Council minutes where this item had been discussed.

Councilor Keans said that at a prior Council meeting, the City Manager had been directed to start conversations with solar power representatives and asked if these conversations had taken place and what information was gathered. City Manager Cox stated that Peter Nourse, Director of City Services, would be coming back to the Public Works Committee with updates on this item. He also said he has reached out to Jarvis and is waiting to get some information on their solar options.

## **10. Non-Public/Non-Meeting**

### **10.1. Non-Public Session per RSA 91-A:3, II (a) Personnel**

### **10.2. Non-Public Session per RSA 91-A:3, II(d) Land**

Councilor Lauterborn **MOVED** to enter into non-public session at 7:35 PM under RSA 91-A:3,II (a) Personnel and RSA 91-A:3, II(d) land. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous roll call vote with Councilors Bogan, Gates, Varney, Hamann, Torr, Keans, Lauterborn, Gray, Walker, Abbott and Mayor McCarley all voting in favor.

Councilor Lauterborn **MOVED** to exit the non-public session at 7:58 PM. Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Councilor Lauterborn **MOVED** to **SEAL** the land portion of the non-public session because divulgence would render the proposed action ineffective.

Councilor Lachapelle seconded the motion. The **MOTION CARRIED** by a 11-1 roll call vote with Councilors Gray, Gates, Hamann, Abbott, Varney, Bogan, Torr, Walker, Lachapelle, Lauterborn and Mayor McCarley in favor and Councilor Keans opposed.

### **11. Adjournment**

Councilor Lachapelle **MOVED** to **ADJOURN** the City Council Workshop meeting at 7:59 PM. Councilor Walker seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Respectfully Submitted,

Cassie Givara  
Deputy City Clerk