

Office of the City Manager

TO: Mayor Dana S. Hilliard and City Council Members
FROM: Robert M. Belmore, City Manager
DATE: Friday, October 4, 2019
SUBJECT: City Manager's Report for Monday, October 7, 2019
City Council Agenda

*6:30 pm: Council Workshop
Road Safety Audit presented by Michael J. Dugas, P.E., State Highway Safety Engineer
Re: Blackwater Road / Old Rochester Road Safety Improvements*

Unfinished Business (Under Section 14 of Agenda)

Ordinances

- A. Ordinance No. 9-20:** To Amend Chapter 19, Zoning, Section 24, Accessory Dwelling Units. Again, the Planning Board has voted to recommend the City Council adopt this Amendment.

Resolutions

- A. Resolution No. 16-20:** To Amend Council Rules and Regulations, Section 1, Council Meetings. Again, the Government Operations Committee voted to amend Council Rules Regulations by adding to Section 1, Special Budget Meeting/s.

New Business (Under Section 15 of Agenda)

Ordinances

- A. Ordinance No. 10-20:** To Amend Chapter 29 Administrative Code, to Reassign the Responsibility of Maintaining Parks and Recreational Facilities and Grounds to the Department of Public Works. I recommended and the Government Operations Committee has endorsed this organizational change: the parks & recreational facilities maintenance function being fully assigned to the Department of Public Works. Presently, the maintenance functions are assigned to the Recreation Division with Public Works staff assisting. Current staffing has a seasonal maintenance person caring for the parks. It would be my intent to move this person to full time and place under the Highway Division of Public Works and budget for this transition in the next fiscal year. This would allow the person to focus on the parks during the appropriate months and then assist with various highway tasks as well as plowing in the off-park seasons. The Recreation Office staff would continue to focus on recreational programs and grant opportunities.

The Government Operations Committee met on September 18th and voted to move forward with this Ordinance change. Attached is a **red-line** version of Chapter 29 that depicts the recommended change. I recommend a Public Hearing be scheduled for the next Council meeting on Monday, October 28th.

Resolutions

- A. Resolution No. 17-20: To Direct the City Manager to Develop a Preliminary Report on Potential Location/s and Costs for a Possible City Dog Park.** Councilor Witham has requested this action item be placed on this Agenda for full Council consideration.

Other

- A. Vote on Placing this Question on the November 5th Official Ballot: Shall we Allow the Operation of Sports Book Retail Locations within the City of Somersworth?** Attached is information provided by the NH Lottery Commission. Councilor Sprague requested this item be placed onto the Council agenda for a vote.

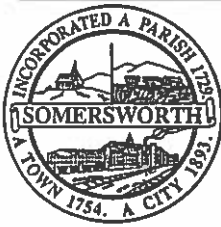
City Manager's Items (under section 11 of Agenda)

A. Informational Items.

- 1. Goats at Noble Pines Park.** David Guion & his partner, d/b/a, Green Eyed Gypsy Goat Grazing, are planning to arrive at Noble Pines on Friday with his goats and sheep to feast on invasive knotweed that has become an issue at the ballfield along the outfield fence. The City of Lebanon, NH has recently used them along with NH Motor Speedway to help with overgrown invasive landscaping plants. Lebanon City staff gave their pilot goat effort to remove poison ivy a strong successful review.
- 2. Community Revitalization Tax Relief Incentive Program, Ch.31, City Ordinance.** The Economic Development Committee met on September 16th and voted to recommend acceptance of this application for Somedowntown, LLC, Mr. David Baker, for 8 Government Way. Attached is a copy of the application as well as Director Shanna Saunders memorandum determining the application is complete. I have also attached the City Ordinance, Ch. 31 regarding this Tax Relief Incentive Program. I recommend the Council schedule a public hearing for the next Council Meeting on October 28 and also a subsequent vote regarding its approval.
- 3. Upcoming City Events.**
 - **17th Annual Pumpkin Festival.** Saturday, October 12 from 10:00am - 4:00pm at Somersworth Plaza on Main Street.
 - **Somersworth Senior Picnic.** Wednesday, October 23 from 11:00am – 1:00pm at the Flanagan Center Gym on Bartlett Ave.
 - **Somersworth Festival Association 27th Annual Harvest Craft Fair.** Saturday, October 26 from 9:00 a.m. – 3:00 p.m. at the Somersworth High School.

Attachments

- 1. City Attorney Certifications Two (2)**
- 2. Summary of Tax Relief Incentives Program Action to Date**



City of Somersworth – Ordinance

Ordinance No: 9-20

TO AMEND CHAPTER 19 ZONING, SECTION 24, ACCESSORY DWELLING UNITS

September 16, 2019

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the Ordinances of the City of Somersworth, as amended, be further amended as follows:

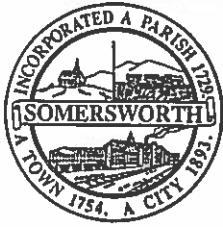
Section 19.24.a, Accessory Dwelling Units, delete the words, “or detached”.

Section 19.24.a shall read as follows:

- a) A maximum of one (1) ADU per property is permitted on property located in zoning districts that allow single-family dwellings and must be located within or attached to the principal single-family dwelling unit or attached garage. “Attached” does not include via the use of a breezeway.

This Ordinance shall take effect upon its passage.

Authorization	
<i>Sponsored by Councilor:</i> David A. Witham	<i>Approved:</i> City Attorney



City of Somersworth – Resolution

Resolution No: 16-20

TO AMEND COUNCIL RULES AND REGULATIONS, SECTION 1, COUNCIL MEETINGS

September 16, 2019

WHEREAS, the Council Rules and Regulations have been reviewed by the Government Operations Committee as amended, and

WHEREAS, the Government Operations Committee recommends the Council Rules and Regulations, as amended, be further amended as follows:

Section 1. Council Meetings, add:

C. Special Budget Meeting/s: After the Budget Ordinance Public Hearing, the Mayor shall call at least one (1) Special Council Meeting no later than April 30th, for the sole purpose of allowing the City Council to review and deliberate the proposed City Manager's Annual Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the Council Rules and Regulations are amended effective upon passage of this resolution.

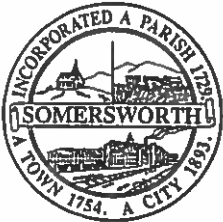
Authorization

Sponsored by Councilors:

Martin P. Dumont, Sr.
David A. Witham
Nancie Cameron
Edward LeVasseur

Approved:

City Attorney



City of Somersworth – Ordinance

Ordinance No: 10-20

TO AMEND CHAPTER 29 ADMINISTRATIVE CODE TO REASSIGN THE RESPONSIBILITY OF MAINTAINING PARKS AND RECREATIONAL FACILITIES AND GROUNDS TO THE DEPARTMENT OF PUBLIC WORKS

October 7, 2019

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the ordinances of the City of Somersworth, as amended, be further amended as follows:

Amend Section 29.3.6.12A and Section 29.3.6.16 as follows:

Section 29.3.6.12A Division of Recreation

The Division of Recreation shall:

- a) Provide recreational programs for the residents of the City and others, as authorized.
- b) Perform such other related duties as may be assigned.

Section 29.3.6.16 Division of Public Works

The Division of Public Works shall be responsible for all the physical structures and facilities of the City not assigned to another organizational body. The Division of Public Works will coordinate operations in Forest Glade Cemetery with the board of Cemetery Trustees. In addition, the Division of Public Works shall:

- a) Repair, maintain, construct and operate the public streets, bridges, sidewalks and rights-of-way of the City.
- b) Repair, maintain, construct and operate the storm and sanitary sewer systems of the City.
- c) Maintain City buildings and land except as may be assigned to another department, and to maintain all City parks and recreational facilities and grounds not otherwise assigned. (Amended 06/06/2016.)
- d) Provide specific maintenance assistance in the Forest Glade Cemetery as mutually agreed upon with the Cemetery Trustees.
- e) Maintain and repair all City mechanical equipment except items for which other maintenance arrangements have been made.
- f) Direct and maintain the equipment maintenance records for all motor vehicles and equipment.
- g) Provide lubricants, fuel and other vehicle consumables for authorized vehicles on a reimbursement basis.
- h) Perform such other related duties as may be assigned.

This Ordinance shall take effect upon its passage.

Authorization	
<i>Sponsored by Councilors:</i> Martin P. Dumont, Sr. David A. Witham Nancie Cameron Edward LeVasseur	<i>Approved:</i> City Attorney

City of Somersworth – Ordinance 10-20

History			
First Read Date:		Tabled:	
Public Hearing:		Removed From Table:	
Second Read:			

Discussion

Voting Record		YES	NO
Ward 1 Councilor	Pepin		
Ward 2 Councilor	Vincent		
Ward 3 Councilor	Dumont		
Ward 4 Councilor	Austin		
Ward 5 Councilor	Michaud		
At Large Councilor	Witham		
At Large Councilor	Sprague		
At Large Councilor	Cameron		
At Large Councilor	Levasseur		
TOTAL VOTES:			
On / / . Ordinance 10-20		PASSED	FAILED

Section 29.3.6.12A Division of Recreation

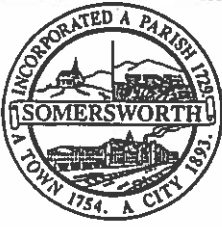
The Division of Recreation shall:

- a) Provide recreational programs for the residents of the City and others, as authorized.
- ~~b) Maintain parks and recreation facilities and grounds not otherwise assigned.~~
- e)h) Perform such other related duties as may be assigned.

Section 29.3.6.16 Division of Public Works

The Division of Public Works shall be responsible for all the physical structures and facilities of the City not assigned to another organizational body. The Division of Public Works will coordinate operations in Forest Glade Cemetery with the board of Cemetery Trustees. In addition, the Division of Public Works shall:

- a) Repair, maintain, construct and operate the public streets, bridges, sidewalks and rights-of-way of the City.
- b) Repair, maintain, construct and operate the storm and sanitary sewer systems of the City.
- c) Maintain City buildings and land except as may be assigned to another department, and to ~~provide general maintenance to~~ maintain all City parks and recreational facilities and grounds not otherwise assigned. (Amended 06/06/2016.)
- d) Provide specific maintenance assistance in the Forest Glade Cemetery as mutually agreed upon with the Cemetery Trustees.
- e) Maintain and repair all City mechanical equipment except items for which other maintenance arrangements have been made.
- f) Direct and maintain the equipment maintenance records for all motor vehicles and equipment.
- g) Provide lubricants, fuel and other vehicle consumables for authorized vehicles on a reimbursement basis.
- h) Perform such other related duties as may be assigned.



City of Somersworth – Resolution

Resolution No: 17-20

**TO DIRECT THE CITY MANAGER TO DEVELOP A
PRELIMINARY REPORT ON POTENTIAL LOCATION/S
AND COSTS FOR A POSSIBLE CITY DOG PARK**

October 7, 2019

WHEREAS, a City Dog Park has been discussed as a potential amenity for residents of the Somersworth Community, and

WHEREAS, a Dog Park is universally viewed as a place where people and their dogs can play together; owners and canines socializing in a secure off-leash location, and

WHEREAS, the City Council is interested in the possible establishment of a fenced-in, public Dog Park where canine citizens can exercise off-leash in a clean, safe environment without causing harm to people, property or wildlife,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is directed to report back to the City Council with a preliminary report on possible options for a Dog Park that would be designed to satisfy the needs of dog-owners and non-dog owners alike. Said options would include possible locations, costs to construct and maintain the park, and any other associated needs related to this endeavor. Furthermore, said report is due on or before December 16, 2019 so that the City Council and City Manager can consider funding the construction of a dog park in full or in part as part of the FY 2021 budget.

Authorization	
<i>Sponsored by Councilor:</i> David A. Witham	<i>Approved:</i> City Attorney



July 31, 2019

Dear City Manager Belmore,

Would you kindly distribute the enclosed letters to the Mayor and members of city leadership at your earliest opportunity as the subject matter is time-sensitive. If there are any questions, please contact me at 603-271-7107.

Sincerely,

A handwritten signature in black ink, appearing to read "Carmela Nolin".

Carmela Nolin
Administrative Assistant to
Executive Director Charlie McIntyre





Over \$2 Billion and Counting for our Schools

July 31, 2019

GOVERNOR Christopher T. Sununu
CHAIRMAN Debra M. Douglas
COMMISSIONER Paul J. Holloway
COMMISSIONER J. Christopher Williams
EXECUTIVE DIRECTOR Charles R. McIntyre

City Manager Robert Belmore
City of Somersworth
One Government Way
Somersworth, NH 03878

Dear City Manager Belmore,

As you may be aware, House Bill 480 was recently signed into law legalizing sports betting in New Hampshire. The Lottery Commission's division of sports wagering will conduct and regulate sports betting in the state, which is allowed through various channels, including at up to ten sports book retail locations.

We anticipate launching sports betting platforms in early 2020 following the selection process for online vendors and retailers. While we cannot predict if the physical sports books will be stand-alone or co-located within other commercial businesses, we do expect retailers to apply in metropolitan areas – and they can only conduct sports book operations in municipalities that have voted to allow it.

In a process identical to that allowing Keno, cities have the option to put the question to voters whether to permit the operation of sports book retail locations within the municipality. Given the launch schedule and the anticipated demand by players, I respectfully recommend the City Council place HB 480 on the ballot for voters to decide this fall. This does not mean that a business will apply within your city for one of the ten available sports book locations, but this suggestion is being made so that if a retailer does wish to apply, they would not have to wait two years until the election of 2021 before they could engage in the activity.

Be assured that if the City votes to allow the operation of sport books and an establishment is selected by the Lottery Commission, the City must grant that establishment approval before the Lottery will permit that location to begin operations.

The local option section of House Bill 480 is enclosed for your reference. My staff is standing by to answer any questions you may have, and will do our best to attend an upcoming City Council meeting at your request.

Respectfully,

Charlie McIntyre
Executive Director

Enclosure



Live Free or Die

New Hampshire Lottery Commission 14 Integra Drive Concord, New Hampshire 03301
TEL 603.271.3391 FAX 603.271.1160 TDD 1.800.735.2964 www.nhlottery.com

CHAPTER 215
HB 480-FN - FINAL VERSION EXCERPT

For the full text of HB 480: www.gencourt.state.nh.us/bill_status/billText.aspx?sy=2019&id=217&txtFormat=html

HOUSE BILL 480-FN

AN ACT relative to sports betting.

Be it Enacted by the Senate and House of Representatives in General Court convened:

215:1 New Chapter; Sports Betting. Amend RSA by inserting after chapter 287-H the following new chapter:
CHAPTER 287-I SPORTS BETTING

287-I:5 Sports Book Retail Operations. The commission and its agents are further authorized to operate physical sports book retail locations within the state for the purposes of accepting tier I and tier III sports wagers from authorized bettors and paying prizes relating to those wagers. The sports book retail locations may be co-located with other commercial businesses or general commercial retail locations. No more than 10 sports book retail locations may be in operation at any given time.

287-I:6 Local Option for Operation of Sports Book Retail Locations.

I. Any town or city may allow the operation of a sports book retail location according to the provisions of this subdivision, in the following manner, excepting that nothing in this section shall be construed to prohibit Internet or mobile wagering or lottery games involving tier III sports wagers in the jurisdiction, if so authorized by the passage of this statute.

(a) In a town, the question shall be placed on the warrant of an annual town meeting under the procedures set out in RSA 39:3, and shall be voted on a ballot. In a city, the legislative body may vote to place the question on the official ballot for any regular municipal election, or, in the alternative, shall place the question on the official ballot for any regular municipal election upon submission to the legislative body of a petition signed by 25 of the registered voters.

(b) The selectmen, aldermen, or city council shall hold a public hearing on the question at least 15 days but not more than 30 days before the question is to be voted on. Notice of the hearing shall be posted in at least 2 public places in the municipality and published in a newspaper of general circulation at least 7 days before the hearing.

(c) The wording of the question shall be substantially as follows: "Shall we allow the operation of sports book retail locations within the town or city?"

II. If a majority of those voting on the question vote "Yes", sports book retail locations may be operated within the town or city.

III. If the question is not approved, the question may later be voted upon according to the provisions of paragraph I at the next annual town meeting or regular municipal election.

IV. A municipality that has voted to allow the operation of sports book retail locations may consider rescinding its action in the manner described in paragraph I of this section.

V. An unincorporated place may allow the operation of a physical sports book retail location by majority vote of the county delegation, after a public hearing is held.

VI. The commission shall maintain a list of municipalities where sports book retail locations may be placed into operation.



 Shanna B. Saunders, Director
Development Services

To: Bob Belmore, City Manager
Date: August 30, 2019
Re: 79E request for 8 Government Way, Baker

Please find attached the 79E Application for 8 Government Way, owned by Somedowntown, LLC

The application is complete and includes the following items and requests:

- Application for tax relief for 7 years (5 years for a qualifying structure and 2 years for new non-subsidized residential units)
- Public benefits include a) building improvement, b) providing new downtown housing units to create demand for local businesses, c) increased economic activity downtown, d) promotes development of compact and vibrant municipal center providing for the efficiency, safety and a sense of community.

As per Chapter 31 of the City Ordinances the Planning and Community Development Office recommends the City Council hold a duly noticed public hearing to determine 1) whether the structure at issue is a qualifying structure; 2) whether the proposed rehabilitation qualifies as substantial rehabilitation; 3) whether there is a public benefit to granting the requested tax relief, and 4) whether the proposed use is consistent with the municipality's master plan and development regulations and, if so, for what duration and with what terms.

No later than 45 days after the public hearing, the City Council shall render a decision by majority vote granting or denying the requested tax relief and, if so granting, establishing the tax relief period.

A covenant shall be drafted by the applicant and reviewed by the City's Legal Counsel at the applicant's expense.



City of Somersworth
Department of Development Services
One Government Way, Somersworth, NH 03878
603/692-9519
FAX 603/692-9575
www.somersworth.com

RECEIVED
AUG 29 2019

Community Revitalization Tax Relief Incentive Application

(per City Ordinance Chapter 31)

Date: 8/28/19 [Office use only. Fee submitted: \$50]

Property information

Property address/location: 8 Government Way

Name of building (if applicable): _____

Tax Map: 11 Lot #: 209

Property owner

Name (include name of individual): SOMEDOWNTOWN LLC - David Baker

Mailing address: 98 FARVIEW AVE PORTSMOUTH NH 03801

Telephone #: 603-504-3070 Email: dbaker62@me.com

Proposed project

Explain project and include number of years of relief being requested (attach additional sheets if necessary): BUILD a second floor onto existing Single Story

Building creating 3 new residential apartments. We
seek 7 years of tax relief.

Building uses Existing: Vacant: Former School Proposed: Mixed Use

Nonresidential square footage. Existing: 1870 SQ FT ; Proposed: 3425 SQ FT

of residential dwelling units. Existing: 0 ; Proposed: 3

Expected construction dates. Start: May 2020 ; Finish: SEPT 2020

Project costs

Describe work that will constitute the substantial rehabilitation and estimated/projected costs. Please attach written estimates, if available.

Structural: Paving, Landscaping green space, all floor costs (see below) Cost: \$ 347,708
Electrical: New Elec Service for units Cost: \$ 22,286
Plumbing: New Plumbing for units Cost: \$ 28,050
Mechanical: HVAC etc for units Cost: \$ 17,500
Other: DESIGN & ENGINEERING Cost: \$ 36,500

Other Information

Name of contractor (if known): GREEN CONSTRUCTION

Will the project include any residential housing units? Yes; If so, how many? 3

Will any state or federal grants or funds be used in this project? NO

What are the proposed public benefits associated with this project (in accordance with Chapter 31 Section 7)? SEE ATTACHED

Submission of application

Note: This program is available for projects where the rehabilitation cost equals or exceeds 15 percent of the pre-rehabilitation assessed valuation or \$75,000, whichever is less. Please attach any plot plans, building plans, elevation drawings, sketches, or photographs which help illustrate the project. A \$50.00 non-refundable application fee (made out to "City of Somersworth") must be submitted with this application. This application must be signed by the property owner.

I (we) hereby submit this application under Chapter 31 Community Revitalization Tax Relief Incentive of the City of Somersworth and attest that to the best of my (our) knowledge all of the information herein and in the accompanying materials is true and accurate. I (we) have reviewed the Ordinance and understand that: a) there will be a public hearing to evaluate the merits of this application; b) I (we) will need to enter into a covenant with the City; and c) I (we) may be required to pay reasonable expenses associated with the creation and recording of the covenant.

Signature of property owner (1): [Signature]

Date: 8/28/19

Signature of property owner (2): _____

Date: _____

Section 7 Public Benefit

The proposed substantial rehabilitation must provide at least one of the following public benefits in order to qualify for tax relief under this ordinance:

A. It enhances the economic vitality of the downtown;

- *We believe adding three quality residential units in heart of downtown will increase density of upwardly mobile Millennial residents who will contribute to increased levels of economic activity downtown and continue to generate momentum for similar projects in this economic corridor.*

B. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district in which the building is located; or

- *We believe adding another level of residential living space above an existing commercial/retail space will improve the aesthetics of the existing building and will demonstrably contribute to the momentum of the redevelopment of the Somersworth Plaza area.*

C. It promotes development of compact and vibrant municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B.

- *By creating superior quality residential living space at a market rate will make this a very attractive alternative to upwardly mobile Millennials and will contribute to momentum underway to redevelop existing Somersworth Plaza in close proximity to this site, whose ultimate goal is to become a vibrant municipal center.*

D. It increases non-subsidized residential housing in the Downtown Revitalization District.

- *One of the primary goals of this project and others we seek to undertake is to increase the density of upwardly mobile Millennials in the downtown corridor. As discussed, we propose to add three new residential units, comprised of two (2) two-bedroom units and a one-bedroom unit.*

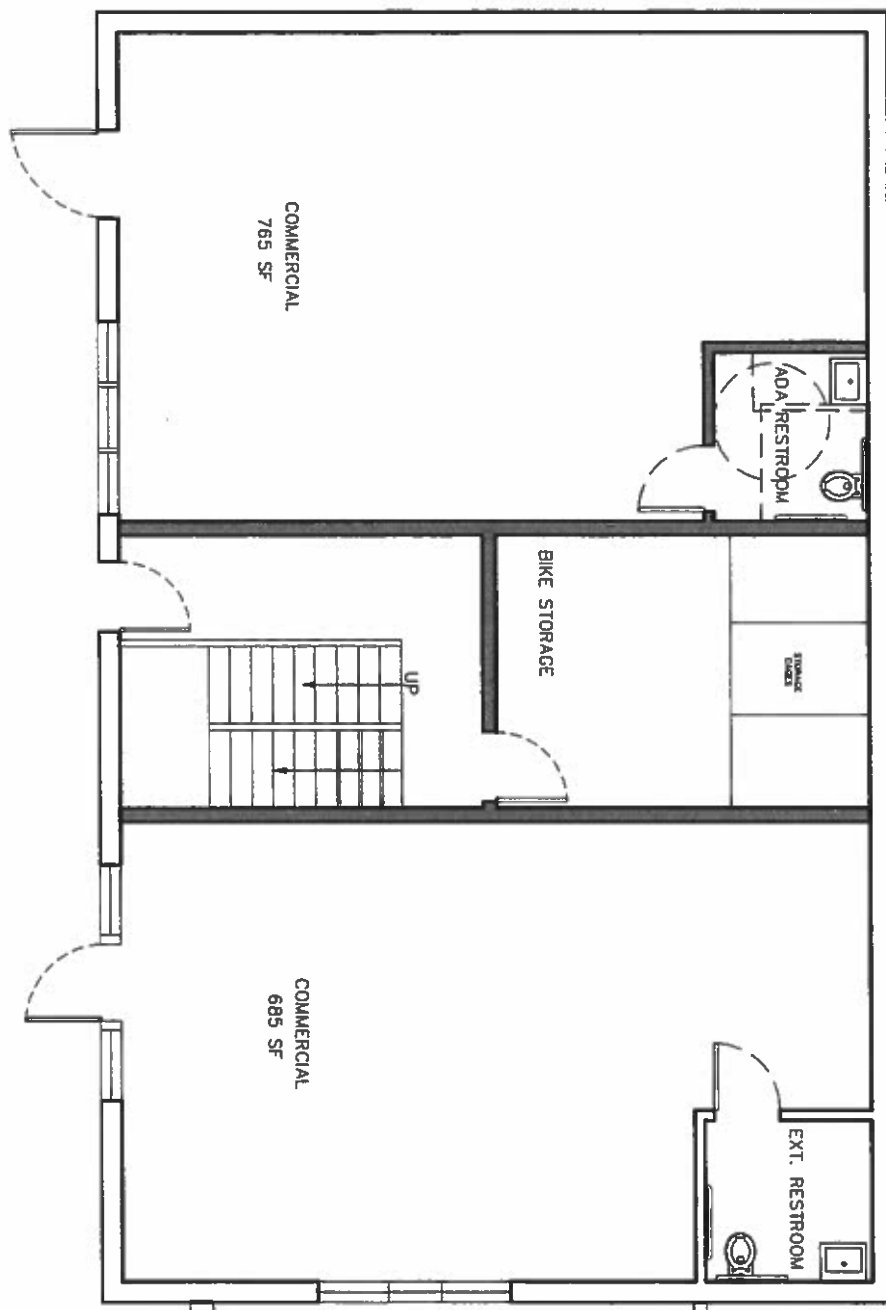
Groen Construction Inc									
Estimating Detail									
Total Effective Sq.Ft.					1680	Updated 8/27/2019			
Cost/SF					1680	\$247.35			
Project:	8 Govt Way	Second Floor	100%	1680	1680	Total Est.Cost \$415,544.23 \$ 247.35			
	Somersworth, NH	Third Floor	100%	0	0				
	Rehab Both Floors	Fourth Floor	100%	0	0	Comments/ Narrative Notes			
Code	Item	Descrip	Qua.	Unit	Unit Cost	Subtotal	\$/sf	Bid Amount	Notes
1000	General Conditions				\$38,275.00		\$22.78	\$ -	
2000	Sitework & Demo				\$53,107.50		\$31.61	\$ -	
3000	Concrete				\$3,750.00		\$2.23	\$ -	
4000	Masonry				\$1,500.00		\$0.89	\$ -	
5000	Metals				\$0.00		\$0.00	\$ -	
6000	Carpentry				\$55,720.00		\$33.17	\$ -	
7000	Thermal & Moisture				\$39,496.80		\$23.51	\$ -	
8000	Doors & Windows				\$32,185.00		\$19.16	\$ -	
9000	Finishes				\$29,441.00		\$17.52	\$ -	
10000	Specialities				\$1,720.00		\$1.02	\$ -	
11000	Equipment				\$11,022.00		\$6.56	\$ -	
12000	Furnishings				\$13,965.00		\$8.31	\$ -	
13000	Special Construction				\$11,760.00		\$7.00	\$ -	
14000	Vertical Transportation				\$0.00		\$0.00	\$ -	
15000	Mechanical				\$45,550.00		\$27.11	\$ -	
16000	Electrical				\$22,286.25		\$13.27	\$ -	
17000	Contingency(Project)%	5%			\$17,988.93		\$10.71	\$ -	5.00%
18000	OHP (%)	10%			\$37,776.75		\$22.49	\$ -	10.00%
	A/E Fees(Incl. reimb)				\$0.00		\$ -	\$ -	
	Other				\$0.00		\$ -	\$ -	
	Total Hard Costs				\$415,544.23		\$247.35	\$0.00	
1000	General Conditions								
	Permit	200	M		\$9.00	\$1,800.00	\$1.07		
	Insurance	485	M		\$4.00	\$1,940.00	\$1.15		
	Project Mgr/Estimating	0	LS		\$1,500.00	\$0.00	\$0.00	Incl w/ Super	
	Superintendent	50%	4	Mos	\$4,765.00	\$19,060.00	\$11.35	PM/Super	
	Testing/Insp/Survey	1	LS		\$1,000.00	\$1,000.00	\$0.60		
	Safety	3	LS		\$100.00	\$300.00	\$0.18		
	Field Office	0	Mos		\$100.00	\$0.00	\$0.00		
	Phone	0	Mos		\$100.00	\$0.00	\$0.00		
	Job Toilet	4	Mos		\$100.00	\$400.00	\$0.24		
	Copies,Postage,Messenger	2	LS		\$250.00	\$500.00	\$0.30		
	Const. Fence	1	LS		\$500.00	\$500.00	\$0.30		
	Temp Fire Protection	2	LS		\$75.00	\$150.00	\$0.09		
	Temporary Protection	6	LS		\$500.00	\$3,000.00	\$1.79		
	Temp. Heat	0	ls		\$250.00	\$0.00	\$0.00		
	Temp. Power	2	ls		\$550.00	\$1,100.00	\$0.65		
	General Labor	140	hr		\$30.00	\$4,200.00	\$2.50		
	Final Clean	1	LS		\$750.00	\$750.00	\$0.45		
	Rubbish Removal/Dumpsters	3	unit		\$575.00	\$1,725.00	\$1.03		
	Project Signage	1	LS		\$250.00	\$250.00	\$0.15		
	Vehicle	4	Mos		\$400.00	\$1,600.00	\$0.95		
	Other				\$0.00	\$0.00			
	Subtotal General Conditions				\$38,275.00		\$22.78	\$0.00	
2000	Sitework & Demolition								
	Clear/prep site	M&L	1	LS	\$7,500.00	\$7,500.00	\$4.46		
	Sprinkler Service	M&L	1	LS	\$5,000.00	\$5,000.00	\$2.98		
	Granite Curb	M&L	125	Lf	\$22.00	\$2,750.00	\$1.64		
	Paving/Stripe	M&L	125	sf	\$4.00	\$500.00	\$0.30		
	Sidewalks	M&L	500	sf	\$4.50	\$2,250.00	\$1.34		
	Pervious Conc. Prep	M&L	57	yds	\$30.00	\$1,710.00	\$1.02	Crushed Stone	
	Pervious concrete	M&L	1615	sf	\$5.50	\$8,882.50	\$5.29		
	Retaining wall	M&L	85	LF	\$125.00	\$10,625.00	\$6.32		
	Landscaping	M&L	1	LS	\$2,400.00	\$2,400.00	\$1.43	Allowance	
	Demo in existing	M&L	2200	sf	\$5.00	\$11,000.00	\$6.55		
	Parson wall Cap		35	LF	\$14.00	\$490.00	\$0.29		
	Other								
	Subtotal Sitework & Demo				\$53,107.50		\$31.61		
3000	Concrete								
	Concrete Foundations	10"x4'	0	If	\$150.00	\$0.00	\$0.00		

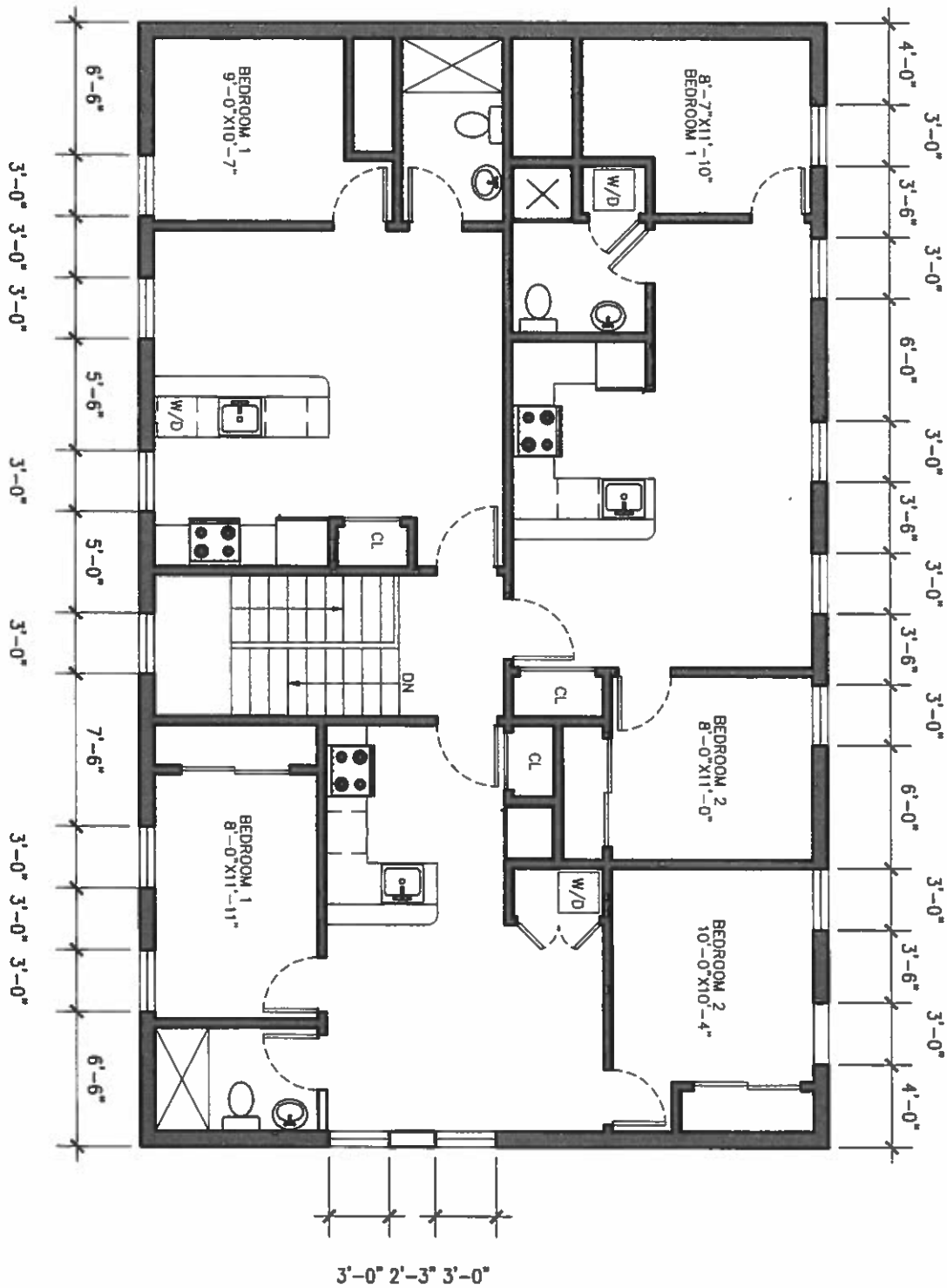
	Footings	1' x 2'	11	CY	\$250.00	\$2,750.00	\$1.64	
	Slabs (5" average")	M&L	0	sf	\$5.00	\$0.00	\$0.00	
	Demo/infill for plumb.		1	ls	\$1,000.00	\$1,000.00	\$0.60	
	Coring		0	ea	\$150.00	\$0.00	\$0.00	
	Other							
	Subtotal Concrete					\$3,750.00	\$2.23	
4000	Masonry							
	Masonry repair	M&L	1	ls	\$1,500.00	\$1,500.00	\$0.89	
	Other	M&L	0	sf	\$550.00	\$0.00	\$0.00	rebuild front façade
	Subtotal Masonry					\$1,500.00	\$0.89	
5000	Metals							
	Misc Iron, Lintels, railings &	M&L	0	ls	\$2,500.00	\$0.00	\$0.00	
	Other							
	Subtotal Metals					\$0.00	\$0.00	
6000	Carpentry							
	6100 Rough Carpentry							
	Rough Carpentry Labor		2000	sf	\$10.00	\$20,000.00	\$11.90	
	Rough Carpentry Mat		2000	sf	\$12.00	\$24,000.00	\$14.29	
	First Floor Rough Carpentry	M&L	0		\$16.00	\$0.00	\$0.00	
	Lull Rental		0	Mos	\$2,200.00	\$0.00	\$0.00	
	Roof Decks		0	sf	\$28.00	\$0.00	\$0.00	
	Beam & Column Repair		1	ls	\$5,000.00	\$5,000.00	\$2.98	
	Subtotal Framing				\$49,000.00			
	6200 Finish Carpentry							
	Labor	L	1680	sf	\$2.00	\$3,360.00	\$2.00	
	Material	M	1680	sf	\$2.00	\$3,360.00	\$2.00	
	Other							
	Subtotal Carpentry					\$55,720.00	\$33.17	
7000	Thermal & Moisture							
	Ext. Caulking/Sealing	M&L	1	ls	\$500.00	\$500.00	\$0.30	
	Int Caulking	M&L	2	p/u	\$250.00	\$500.00	\$0.30	
	Waterproofing Elev Pits	M&L	0	ls	\$5,000.00	\$0.00	\$0.00	
	Attic Blown-in	M&L	0	sf	\$0.90	\$0.00	\$0.00	
	Bldg Insul.	M&L	1376	sf	\$0.80	\$1,100.80	\$0.66	
	Sound insulation	M&L	1200	sq	\$0.75	\$900.00	\$0.54	
	Roofing including Green Ro	M&L	0	sq	\$2,600.00	\$0.00	\$0.00	
	Asphalt Shingles	L	0	sf	\$1.20	\$0.00	\$0.00	
	Firestopping	M&L	1	ls	\$1,000.00	\$1,000.00	\$0.60	
	Metal siding	M&L	1408	sf	\$12.00	\$16,896.00	\$10.06	
	Membrane Roof	M&L	1860	sf	\$10.00	\$18,600.00	\$11.07	W/insulation
	Aluminum Trim	M&L	0	lf	\$5.50	\$0.00	\$0.00	
	Gutters	M&L	0	lf	\$10.00	\$0.00	\$0.00	
	Other							
	Subtotal Thermal & Moisture					\$39,496.80	\$23.51	
8000	Doors & Windows							
	Solid core doors		19	ea	\$225.00	\$4,275.00	\$2.54	
	Door/Hdwre Inst. Labor		26	mh	\$55.00	\$1,430.00	\$0.85	
	Exterior Doors/Hdwre		8	ea	\$1,250.00	\$10,000.00	\$5.95	
	Windows		24	ea	\$650.00	\$15,600.00	\$9.29	
	Window Installation		16	ea	\$55.00	\$880.00	\$0.52	
	Interior Fixed/Sliding Glass		0	sf	\$25.00	\$0.00	\$0.00	
	Aluminum Storefront @Lobby	M&L	0	sf	\$65.00	\$0.00	\$0.00	
	Aluminum Storefront 1st Flr		0	sf	\$65.00	\$0.00	\$0.00	
	Other							
	Subtotal Doors & Windows					\$32,185.00	\$19.16	
9000	Finishes							
	9255 Gyp Bd Partitions							
	Gyp Bd Walls	M&L	4704	sf	\$1.35	\$6,350.40	\$3.78	
	Gyp Ceilings	M&L	1680	sf	\$1.35	\$2,268.00	\$0.00	
	Shaft Wall	M&L	0	sf	\$7.55	\$0.00	\$0.00	

	Acoustical Ceilings	M&L	0	sf	\$3.25	\$0.00	\$0.00			
9300	Flooring									
	Sealed Concrete	M&L	0	sf	\$1.00	\$0.00	\$0.00			
	Carpeting	M&L	200	sf	\$3.00	\$600.00	\$0.36			
	Wood		1680	sf	\$6.00	\$10,080.00	\$6.00			
	Ceramic Tile	M&L	120	sf	\$8.00	\$960.00	\$0.03			
	Vinyl base	M&L	0	lf	\$1.10	\$0.00	\$0.00			
9900	Painting									
	Gyp Bd Partitions/Clns	M&L	6384	sf	\$0.65	\$4,149.60	\$2.47			
	Interior Trim	M&L	704	lf	\$2.00	\$1,408.00	\$0.84			
	Interior Doors/Frames	M&L	15	ea	\$75.00	\$1,125.00	\$0.67			
	Exterior Painting	M&L	1	ls	\$2,500.00	\$2,500.00	\$1.49			
	Other									
	Subtotal Finishes					\$29,441.00	\$17.52			
10000	Specialties									
	Toilet partitions	M&L	0	ea	\$1,175.00	\$0.00	\$0.00			
	Directories	M&L	0	ea	\$600.00	\$0.00	\$0.00			
	Signage	M&L	0	LS	\$3,000.00	\$0.00	\$0.00			
	Fire Equip Cab/Extinguisher	M&L	2	ea	\$300.00	\$600.00	\$0.36			
	Mail Delivery Systems	M&L	0	ea	\$250.00	\$0.00	\$0.00			
	Mirrors	M&L	4	ea	\$125.00	\$500.00	\$0.30			
	Paper towel dispensers	M&L	1	ea	\$25.00	\$25.00	\$0.01			
	TPH	M&L	4	ea	\$25.00	\$100.00	\$0.06			
	ADA Grab Bars	M&L	1	ea	\$275.00	\$275.00	\$0.16			
	Installation labor		4	MH	\$55.00	\$220.00	\$0.13			
	Other									
	Subtotal Specialties					\$1,720.00	\$1.02			
11000	Equipment									
	Trash Chute	M&L	0	ea	\$9,000.00	\$0.00	\$0.00			
	Trash Compactor	M&L	0	ea	\$11,000.00	\$0.00	\$0.00			
	Ranges		3	ea	\$550.00	\$1,650.00	\$0.98			
	Refrigerators		3	ea	\$950.00	\$2,850.00	\$1.70			
	Rangehood/Microwave		3	ea	\$250.00	\$750.00	\$0.45			
	Garbage Diposal		3	ea	\$100.00	\$300.00	\$0.18			
	Dishwasher		3	ea	\$295.00	\$885.00	\$0.53			
	W/d		3	ea	\$1,529.00	\$4,587.00	\$2.73			
	Other		0	ls		\$0.00	\$0.00			
	Subtotal Equipment					\$11,022.00	\$6.56			
12000	Furnishings									
	Kitchen Cabinets		30	lf	\$300.00	\$9,000.00	\$5.36			
	Kitchen Counters	Incl G256	75	sf	\$50.00	\$3,750.00	\$2.23			
	Vanities & tops	G256	3	ea	\$200.00	\$600.00	\$0.36			
	Installation labor		3	mh	\$45.00	\$135.00	\$0.08			
	Window Treatments	M&L	16	M/L	\$30.00	\$480.00	\$0.29			
	Custom Cabinetry	M&L	0	lf	\$350.00	\$0.00	\$0.00			
	Other									
	Subtotal Furnishings					\$13,965.00	\$8.31			
13000	Special Construction									
	Fire Protection	M&L	3360	sf	\$3.50	\$11,760.00	\$7.00			
	Other									
	Subtotal Special Construction					\$11,760.00	\$7.00			
15000	Mechanical									
	Plumbing	M&L	17	fixtures	\$1,650.00	\$28,050.00	\$16.70			
	HVAC		5	LS	\$3,500.00	\$17,500.00	\$10.42			
	Other		0	LS	\$1,000.00	\$0.00	\$			
	Subtotal Mechanical					\$45,550.00	\$27.11			
16000	Electrical									
	Electrical	M&L	2085	sf	\$8.25	\$17,201.25	\$10.24			
	Fixtures		2085	sf	\$1.00	\$2,085.00	\$1.24			
	Site lighting		1	LS	\$3,000.00	\$3,000.00	\$1.79			Allowance
	Other									
	Subtotal Electric					\$22,286.25	\$13.27			

Notes:

Design	\$ 7,000	MpM + GCI \$15-20k
Civil Engineer	\$ 9,500	
Structural Engineer	\$ 20,000	
A/E total	\$ 36,500	
Water/Sewer	\$ 11,100	
City Impact fees		Not sure if there are any additional
Hard Costs	\$ 415,545	
Total	\$ 463,145	







IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	0.127	86,400	1,900	45,300	133,600	F5	0
Total Card	0.127	86,400	1,900	45,300	133,600	Entered Lot Size	
Total Parcel	0.127	86,400	1,900	45,300	133,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 71.44			/Parcel: 71.44	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	325	FV	84,500	1900	.127	54,700	141,100	141,100	Year End Roll	12/7/2018
2017	326	FV	84,500	1900	.127	54,700	141,100	141,100	Year End Roll	11/14/2017
2016	326	FV	84,500	1900	.127	54,700	141,100	141,100	Year End Roll	10/25/2016
2015	326	FV	98,900	2400	.127	54,700	156,000	156,000	year end	10/26/2015
2014	326	FV	98,900	2400	.127	54,700	156,000	156,000	YEAR END ROLL	11/4/2014
2013	326	FV	87,600	2200	.127	114,500	204,300	204,300	Year End Roll	11/8/2013
2012	326	FV	85,100	2200	.127	114,500	201,800	201,800		11/22/2012
2011	326	FV	85,100	2200	.127	114,500	201,800	201,800	year end roll	12/7/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROMBIE DEAN W,	4650-0368		4/30/2019	LB VALID	135,000	No			
PACKYS INVESTME	3603-873		12/26/2007		198,000	No			
SOMERSWORTH GEN	3399-511		7/6/2006		204,000	No			
SOMERSWORTH NAT	1705-786		11/12/1993	FORCLOSURE	21,000	No			
	1416-596		10/24/1988		200,000	No			

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
9/22/2015	P-2015-043	PLUMBING	3,500 C					WATER LINES/DRAINAGE
9/14/2015	E-2015-089	ELECTRIC	700 C					EBURECEPTACLES
9/11/2015	B-2015-188	RENOVATI	1,000 C					INT RENO TO BEAUTY
7/16/2009	B-09-133	MANUAL	275 C		12/11/2009			install screen doo
6/11/2008	E-08-78	ELECTRIC	2,000 C					WIRING TO RENOVATE
4/11/2008	B-2008-048	MANUAL	10,000 C					FIT UP FOR NEW OWN
12/11/1993	132	MANUAL	60,000 C					REVOFFICE

AND SECTION (First 7 lines only)

Item	Code	Description	%	Item	Code	Description	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Intf 1	%	Intf 2	%	Intf 3	%	Appraised Value	Sign:
325	STORE						SQUARE FESITE			0	7	1.17 DT				LOC	-25					45,326	VERIFICATION OF VISIT NOT DATA

Total ACHA: 0.12704	Total SF/SM: 5534	Parcel LUC: 325	STORE	Prime NB Desc: DOWNTOWN	Total: 45,326	Spl Credit	Total: 45,300
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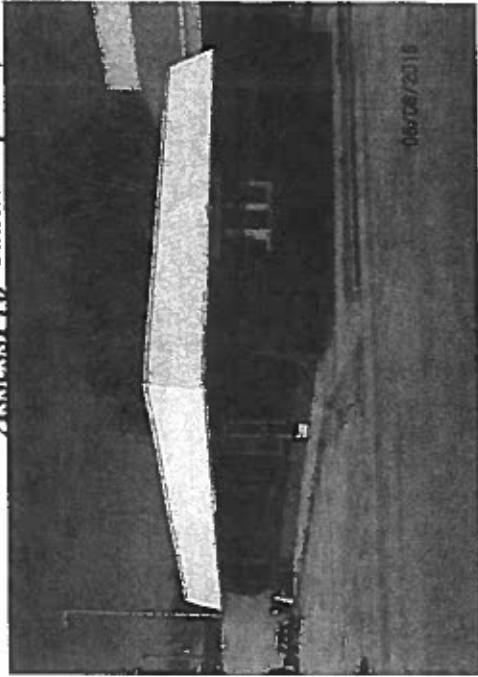
SKETCH

55	FFL	34
55	UCN	4

SUB AREA				SUB AREA DETAIL			
Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrp Type
FFL	1ST FLOOR	1,870	104.580	195,562			
UCN	PR CNPY	220	3.690	813			
Net Sketched Area: 2,090				Total:	196,375		
Size Ad	1870	Gross Area	2090	Fin Area	1870		

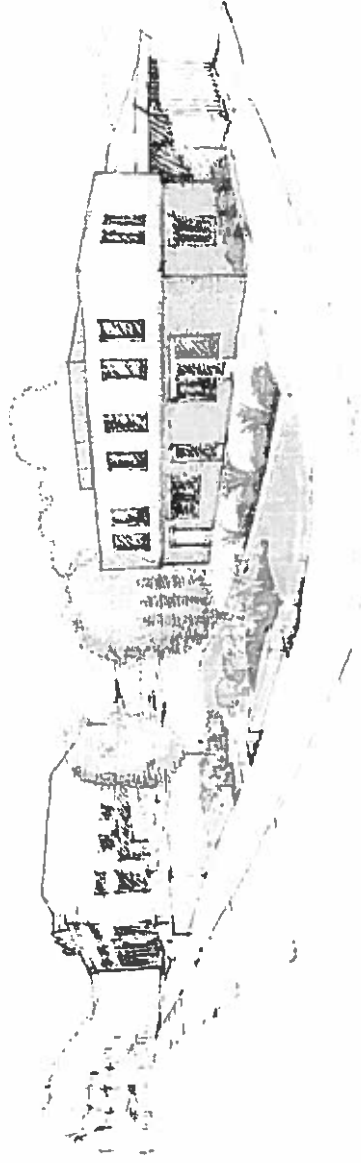
IMAGE

AccessPro Patriot Properties, Inc



Com Wall		% Shrinked:		Depreciated Total: 86354		Final total: 86400		Vav/SU SZAU 46.20		Year:		Color:																							
BILE HOME		Make:		Model:		Serial #:		PARCEL ID 11 209 0																											
DEC FEATURES YARD ITEMS																																			
Id		Description		A		Y/S		Qty		Size/Dim		Qual		Con		Year		Unit Price		D/S		Dep		LUC		Fact		NB Fa		Appr Value		UCodJFact		Juris. Value	
PAVING				D		Y		1		55X50		A		AV		1980		169 T		58		5		325						1,900				1,900	
														PARCEL ID 11 209 0																					
														Total Special Estimate: 1 900																					
														Total Used House: 1 900																					
														Total: 1 900																					

RECEIVED
AUG 2 9 2013



8 Government Way, Somersworth, NH
Revised Concept Sketch

MANYPENNY | MURPHY ARCHITECTURE
96 Penhallow Street Portsmouth, NH 03801 603-319-8199

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TELEPHONE (603) 524-3885

October 3, 2019

CERTIFICATION

Re: City of Somersworth, New Hampshire

Resolution No. 17-20

Title: TO DIRECT THE CITY MANAGER TO DEVELOP A PRELIMINARY
REPORT ON POENTIAL LOCATIONS AND COSTS FOR A
POSSIBLE CITY DOG PARK

This is to confirm that in accordance with Somersworth City Council Rules and Regulations #17 (D)1, we have reviewed the above referenced resolution. To our examination it is in correct technical form, and to our understanding is not repugnant to the laws and constitution of the State of New Hampshire nor the Charter and Ordinances of the City of Somersworth.

MITCHELL MUNICIPAL GROUP, P.A.
City Attorney

Date: 10/3/19

By: 

TO Mayor + Council
- as requested
BS

Date: September 17, 2019

Re: Summary of Somersworth Community Revitalization Tax Relief Incentive Applications (City Ordinance, Chapter 31)

The Community Revitalization Tax Relief Incentive Program, Ordinance, was adopted in February of 2013. Since then we have had eight (8) applications as follows (in order of approval):

Address Owner – Business identifier Approval date Years Relief Granted Assessed Value

- 1) 44 Market Street – Gunwale Properties/Smoke and Cream – April 15, 2013 for 7 years
 - i. Assessed Value \$127,000
- 2) 67-73 High Street – 335-337 Main St., LLC/Teatotaler – January 20, 2015 for 7 years
 - i. Assessed Value \$147,600
- 3) 17 Grand Street – Hilltop School LLC – September 18, 2017 for 11 years
 - i. Assessed Value \$298,200
- 4) 49 Market Street – Trio Investments, LLC/Hall at Great Falls – August 13, 2018 for 5 years
 - i. Assessed Value \$477,700
- 5) 57-65 High Street – Somedowntown, LLC/Leroy's – October 1, 2018 for 7 years
 - i. Assessed Value \$299,000
- 6) 123 Main Street – Khaleej Real Estate/former Two Bros. Subs – April 1, 2019 for 3 years
 - i. Assessed Value \$185,500
- 7) 8 Somersworth Plaza – Ratification Enterprises/Stripe 9 – September 3, 2019 for 5 years
 - i. Assessed Value \$179,700

Pending:

- 1) 8 Government Way – Somedowntown LLC/former Salon – Submitted August 29th

Please note – An application for 67 Elm Street (Somersworth Hotel) was approved by the Council in September of 2017, however no covenant was recorded as no work was done on the building. The owner/developers did not move the project forward.