

City of Somersworth
City Council Meeting Agenda
City Council Chambers
Monday August 7, 2023
7:00 p.m.

1. Roll Call of Members
2. Pledge of Allegiance
3. Recognition of Indigenous People – Our Native Ancestral Americans
 - This meeting takes place on N'Dakinna (n-DA-ki-na), which is the unceded traditional ancestral homeland of the Abenaki (a-BEN-a-ki), Pennacook and Wabanaki Peoples past and present. We acknowledge and honor with gratitude the land, waterways, living beings and the Aln8bak (Al-nuh-bak), the people who have stewarded N'dakinna throughout the generations.
4. Public Hearing
 - A. Sale of the Former Police Station Property, 5 Main Street, Map 11, Lot 210
5. Comments by Visitors
6. Consent Calendar
 - A. Approve Minutes of the City Council Meeting held on July 10, 2023
7. Comments by City Councilors
8. Communications
9. Presentations of Petitions and Disposal Thereof by Reference or Otherwise
10. Mayor's Report
11. Report of Standing Committees
12. Report of Special Committees, City Officers and City Manager
13. Nominations, Appointments and Election

Nominations Being Introduced for a Council Confirmation Vote:

- A. Michelle Mears, Director of Planning and Community Development for re-appointment as the representative to the Strafford MPO Technical Advisory Committee with a term to expire June 2025
- B. Michael Bobinsky, Director of Public Works and Utilities for re-appointment as the alternate representative to the Strafford MPO Technical Advisory Committee with a term to expire June 2025
- C. Amy LaBelle for re-appointment as the Ward 3 Supervisor of the Checklist with a term to expire June 2028

14. Lay on the Table

15. Unfinished Business

RESOLUTIONS

- A. **Resolution 54-23** – To Authorize the City Manager to Enter into a Purchase and Sales Agreement with Chinburg Builders to Sell the Former National Guard Readiness Center Located on Blackwater Road
- B. **Resolution 2-24** – To Authorize the City Manager to Execute the Joint Powers Agreement of The Community Power Coalition of New Hampshire and to Form an Electric Aggregation Committee Known as The Somersworth Community Power Committee
- C. **Resolution 3-24** – To Authorize the City Manager to Negotiate a Lease Extension with Hideout Golf Inc. to Operate and Maintain an 18-hole Public Golf Course at The Oaks Golf Course in Somersworth, New Hampshire

16. New Business

RESOLUTIONS

- A. **Resolution 4-24** – Proclamation Reaffirming the City of Somersworth’s Commitment for Inclusiveness and Diversity
- B. **Resolution 5-24** – To Authorize the City Manager to Order Two SUV Style Police Cruisers and One Unmarked Police Vehicle which will be Funded by a Lease/Purchase Agreement
- C. **Resolution 6-24** – To Authorize the City Manager to Order One Front-End Loader and Accessory Equipment for the Department of Public Works which will be Funded by a Lease/Purchase Agreement
- D. **Resolution 7-24** – To Authorize the City Manager to Sign a Lease/Purchase Agreement for the Purchase of City Vehicles and Equipment
- E. **Resolution 8-24** – To Authorize the City Manager to Order One Fire Command Vehicle and Accessory Equipment which will be Funded by a Lease/Purchase Agreement

OTHER

- A. Vote to confirm the City’s authority to sell the 5 Main Street property, as approved by the City Council on June 20, 2023 in reference to Resolution 53-23, with the clarification that by doing so the City is confirming the release of the property from the “23-year restriction” and from the easement reservation for the pocket park.

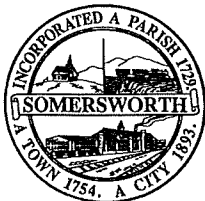
17. Comments by Visitors

18. Closing Comments by Council Members

19. Future Agenda Items

20. Nonpublic Session (as necessary, pending roll call vote by Council)

21. Adjournment



City of Somersworth – Resolution

Resolution No: **54-23**

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALES AGREEMENT WITH CHINBURG BUILDERS TO SELL THE FORMER NATIONAL GUARD READINESS CENTER LOCATED ON BLACKWATER ROAD

June 20, 2023

WHEREAS, the City Council voted on January 30, 2023 to issue a Request for Proposals (RFP) for the acquisition and redevelopment of the former National Guard Readiness Center located on Blackwater Road; and

WHEREAS, the City Council adopted Resolution 30-23 on February 21, 2023 to provide guidance to qualified developers in submitting proposals for reuse of the National Guard Readiness Center on Blackwater Road; and

WHEREAS, City Staff developed and issued an RFP utilizing the guidance provided in Resolution 30-23 requesting proposals to be submitted on May 26, 2023; and

WHEREAS, the City received one proposal from Chinburg Builders to purchase the property for \$200,000 (Two Hundred Thousand dollars), selecting Option B, whereby the existing baseball field and related infrastructure will remain in its current location; and

WHEREAS, the proposal also contains the following conditions that will require City support and/or action:

- To rezone the site to allow for the construction of four-story multifamily buildings with accessory commercial uses
- Tax relief under Chapter 31 – Community Revitalization Tax Relief Incentive
- City support in applying for demolition grant funds made available through InvestNH for housing projects; and

WHEREAS, the Economic Development Committee reviewed the offer received and supports entering into a purchase and sales agreement to sell the property to Chinburg Builders for \$200,000 (Two Hundred Thousand dollars) with the aforementioned conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to enter into a purchase and sales agreement with Chinburg Builders to sell the former National Guard Readiness Center on Blackwater Road for \$200,000 (Two Hundred Thousand dollars), and to take any other actions determined to be in the best interest of the City to sell this property.

Authorization

Sponsored by Councilors:

Donald Austin
Robert Gibson
Matt Gerding
Richard Michaud

Approved:

City Attorney

City of Somersworth – Resolution 54-23

History

First Read Date:	6/20/2023	Tabled:	
Public Hearing:		Removed From Table:	
Second Read:			

Discussion

6/20/2023

Deputy Clerk Ramsey performed a first reading of Resolution 54-23.

Councilor Gerding made a motion to suspend Council Rules to allow for a second reading of Resolution 54-23. The motion was seconded by Councilor Cameron.

Point of Order called by Councilor Vincent. Councilor Vincent inquired about discussion on suspending Council Rules.

Discussion:

Councilor Vincent feels that it would be good to wait so the public can come in and give their opinion. City Manager Belmore mentioned that he has requested a representative to come to the meeting to answer any questions that may arise.

Councilor Witham feels that this is different from the former Police Station property because of the rezoning and because this building is in a residential area. Councilor Witham stated that waiting will give the residents an opportunity to have input.

Councilor Gerding stated that he was unaware of Chinburg attending the next meeting and withdraws his motion. Councilor Cameron withdrew her second as well.

Resolution 54-23 will remain in first reading until the call of the Chair.



City of Somersworth – Resolution

Resolution No: **2-24**

TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE JOINT POWERS AGREEMENT OF THE COMMUNITY POWER COALITION OF NEW HAMPSHIRE AND TO FORM AN ELECTRIC AGGREGATION COMMITTEE KNOWN AS THE SOMERSWORTH COMMUNITY POWER COMMITTEE

July 10, 2023

WHEREAS, the Community Power Coalition of New Hampshire (CPCNH) was created as a separate entity in accordance with New Hampshire RSA 53-A in order to jointly support the implementation and operation of Community Power Aggregations and related energy programs and to offer membership on the same mutually-advantageous terms to all municipalities and counties throughout the State of New Hampshire; and

WHEREAS, the CPCNH has currently grown to approximately 33 member Cities and Towns throughout the State of New Hampshire; and

WHEREAS, the City of Somersworth would like to join the CPCNH in order to provide the residents and businesses of the City the opportunity to access a competitive electric power supplier utilizing the benefits of community power aggregation; and

WHEREAS, an electric aggregation committee, named the Somersworth Community Power Committee, is required to be created in order to implement a community power aggregation plan for the City of Somersworth; and

WHEREAS, the City shall establish the Somersworth Community Power Committee consisting of Five (5) members, said membership established as follows:

- Two (2) City Councilors appointed by the Mayor
- One (1) Planning Board member appointed by the Planning Board Chair
- One (1) Somersworth Business Owner appointed by the Mayor
- One (1) Somersworth Resident appointed by the Mayor,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to execute the Joint Powers Agreement of the Community Power Coalition of New Hampshire and to take any other actions necessary to become party to the Community Power Coalition of New Hampshire, and

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT an electric aggregation committee, named the Somersworth Community Power Committee, shall be established.

Authorization	
<i>Sponsored by Councilors:</i> David A. Witham Donald Austin Robert Gibson Richard Michaud	<i>Approved:</i> City Attorney

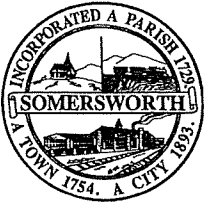
City of Somersworth – Resolution 2-24

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	Gibson		
Ward 4 Councilor	Austin		
Ward 5 Councilor	Michaud		
At Large Councilor	Witham		
At Large Councilor	Gerding		
At Large Councilor	Cameron		
At Large Councilor	Messier		
TOTAL VOTES:			
On	Resolution 2-24	PASSED	FAILED



City of Somersworth – Resolution

Resolution No: 3-24

TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE A LEASE EXTENSION WITH HIDEOUT GOLF, INC. TO OPERATE AND MAINTAIN AN 18-HOLE PUBLIC GOLF COURSE KNOWN AS THE OAKS GOLF COURSE IN SOMERSWORTH, NEW HAMPSHIRE

July 10, 2023

WHEREAS, the City of Somersworth and Hideout Golf, Inc. entered into a 38-year lease agreement on September 26, 2002, for Hideout Golf, Inc. to construct, operate, and maintain an 18-hole public golf course, known as The Oaks, on City owned property; and

WHEREAS, Hideout Golf, Inc. has approached the City with a proposal to make a number of capital improvements to the property to include new irrigation construction, bunker and cart path construction, and redesign of several holes; and

WHEREAS, to realize the full value and benefits of these capital improvements Hideout Golf, Inc. is proposing to extend the lease term and make any other lease amendments, that may be in order, to benefit both parties; and

WHEREAS, the proposal was presented to the Public Works and Environment Committee and they support the consideration of extending the lease agreement; and

WHEREAS, the proposal was presented to the Finance Committee and they support the consideration of extending the lease agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to negotiate a lease extension with Hideout Golf, Inc. for the operation and maintenance of an 18-hole golf course on City owned property, and

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the negotiated lease extension shall be presented to the Somersworth City Council for review and final approval.

Authorization

Sponsored by Councilors:

David A. Witham
Denis Messier
Donald Austin
Martin Pepin
Richard Michaud
Robert Gibson
Kenneth S. Vincent

Approved:

City Attorney

City of Somersworth – Resolution 3-24

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	Gibson		
Ward 4 Councilor	Austin		
Ward 5 Councilor	Michaud		
At Large Councilor	Witham		
At Large Councilor	Gerding		
At Large Councilor	Cameron		
At Large Councilor	Messier		
TOTAL VOTES:			
On	Resolution 3-24	PASSED	FAILED



City of Somersworth – Resolution

Resolution No: 4-24

PROCLAMATION REAFFIRMING THE CITY OF SOMERSWORTH'S COMMITMENT FOR INCLUSIVENESS AND DIVERSITY

August 7, 2023

WHEREAS, the City of Somersworth is proud of its commitment to Community diversity; and human compassion for all to live in conditions of human dignity, respect and peace; and

WHEREAS, the Hilltop City is built upon the vast diversity of citizens from which it draws its strength and sense of Community; and

WHEREAS, the Hilltopper Spirit is vested in its essence of neighbor helping neighbor; and

WHEREAS, We, as a Community, reaffirm our commitment to celebrating all with our values of liberty and equality, while condemning all actions of hate, discrimination, and violence; and

WHEREAS, the City of Somersworth calls upon all Hilltoppers to commit themselves to join the fight for the elimination of all forms of discrimination and to ensure that everyone has the right to live in conditions of dignity, respect and peace;

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and City Council call upon all Hilltoppers to silence all hate and to embrace each other with respect and love, while celebrating the colors of our Community.

Authorization	
<i>Sponsored by:</i> Mayor Dana S. Hilliard <i>Councilors:</i> Martin Pepin Kenneth S. Vincent Robert Gibson Don Austin Richard Michaud David A. Witham Matt Gerding Nancie Cameron Denis Messier	<i>Approved:</i> City Attorney



City of Somersworth – Resolution

Resolution No: **5-24**

TO AUTHORIZE THE CITY MANAGER TO ORDER TWO SUV STYLE POLICE CRUISERS AND ONE UNMARKED POLICE VEHICLE WHICH WILL BE FUNDED BY A LEASE/PURCHASE AGREEMENT

August 7, 2023

WHEREAS, the City of Somersworth's Capital Improvement Plan proposes a replacement schedule for police cruisers and unmarked vehicles to maintain fleet integrity and reduce maintenance costs; and

WHEREAS, the City of Somersworth's adopted fiscal year 2024 Budget provides funding for two SUV style police cruisers and one unmarked police vehicle through a lease/purchase agreement; and

WHEREAS, the Somersworth City Council would like to improve the fleet of police cruisers by continuing the replacement of traditional sedan style cruisers with a more modern SUV style of police cruiser; and

WHEREAS, the Somersworth City Council would like to improve the fleet of police undercover vehicles and replace them with a newer more reliable fleet of vehicles; and

WHEREAS, City staff has evaluated the advantage of the use of a standard vehicle manufacturer acquisition policy and recommends the use of the NH State bid list for vehicles as the most efficient method of procuring these new vehicles;

WHEREAS, the Public Safety Committee supports the ordering of this equipment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to order two new SUV style police cruisers and one new unmarked police vehicle which will be funded through a lease/purchase agreement.

Authorization

Sponsored by Councilors:

Martin Pepin
Robert Gibson
Don Austin
Richard Michaud
David A. Witham
Denis Messier

Approved:

City Attorney



City of Somersworth – Resolution

Resolution No: 6-24

TO AUTHORIZE THE CITY MANAGER TO ORDER ONE FRONT-END LOADER AND ACCESSORY EQUIPMENT FOR THE DEPARTMENT OF PUBLIC WORKS WHICH WILL BE FUNDED BY A LEASE/PURCHASE AGREEMENT

August 7, 2023

WHEREAS the City of Somersworth's Capital Improvement Plan proposes a replacement schedule for public works equipment to maintain fleet integrity, standardize equipment and reduce maintenance costs; and

WHEREAS, the City of Somersworth's adopted fiscal year 2024 Budget provides funding for a new loader with accessory equipment through a lease/purchase agreement; and

WHEREAS, City staff evaluated equipment from qualified vendors and recommends contracting with United Construction & Forestry of Pembroke, New Hampshire for the purchase of a John Deere 544 P loader with accessory equipment; and

WHEREAS, the Public Works and Environment Committee supports the ordering of this equipment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to order one front-end loader with accessory equipment which is funded in the approved fiscal year 2024 City budget through a lease/purchase arrangement.

Authorization

Sponsored by Councilors:

David A. Witham
Denis Messier
Martin Pepin
Kenneth S. Vincent
Robert Gibson
Don Austin

Approved:

City Attorney



City of Somersworth – Resolution

Resolution No: 7-24

TO AUTHORIZE THE CITY MANAGER TO SIGN A LEASE/PURCHASE AGREEMENT FOR THE PURCHASE OF CITY VEHICLES AND EQUIPMENT

August 7, 2023

WHEREAS, the fiscal year 2024 adopted budget contains an appropriation for a down payment toward the purchase of the following City vehicles and equipment:

- Two (2) SUV style Police Cruisers
- One (1) Unmarked Police Vehicle
- One (1) Fire Command Vehicle
- One (1) Department of Public Works Front-end Loader; and

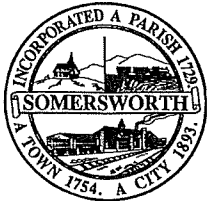
WHEREAS, City staff solicited quotes for financing this purchase through a lease/purchase agreement and recommends entering into an agreement with Tax Exempt Leasing Corp.; and

WHEREAS, the Finance Committee reviewed these quotes with City staff and supports the recommendation including the following lease terms;

- Utilize a 5 (five) year lease for the Police Cruisers and the Unmarked Police Vehicle
- Utilize a 7 (seven) year lease for the Fire Command Vehicle and the Department of Public Works Front-end Loader;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to enter into a lease/purchase agreement with Tax Exempt Leasing Corp., utilizing the lease terms recommended by the Finance Committee, for the acquisition of City vehicles and equipment.

Authorization	
<i>Sponsored by Councilors:</i> Martin Pepin Robert Gibson Don Austin David A. Witham	<i>Approved:</i> City Attorney



City of Somersworth – Resolution

Resolution No: **8-24**

**TO AUTHORIZE THE CITY MANAGER TO ORDER ONE FIRE
COMMAND VEHICLE AND ACCESSORY EQUIPMENT WHICH
WILL BE FUNDED BY A LEASE/PURCHASE AGREEMENT**

August 7, 2023

WHEREAS, the City of Somersworth's Capital Improvement Plan proposes a replacement schedule for fire vehicles and equipment to maintain fleet integrity and reduce maintenance costs; and

WHEREAS, the City of Somersworth's adopted fiscal year 2024 Budget provides funding for one fire command vehicle with accessory equipment through a lease/purchase agreement; and

WHEREAS, City staff has evaluated the advantage of the use of a standard vehicle manufacturer acquisition policy and recommends the use of the NH State bid list for vehicles as the most efficient method of procuring these new vehicles; and

WHEREAS, the Public Safety Committee supports the ordering of this vehicle and equipment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOMERSWORTH THAT the City Manager is authorized to order one fire command vehicle and accessory equipment which will be funded through a lease/purchase agreement.

Authorization

Sponsored by Councilors:

Martin Pepin
Denis Messier
Richard Michaud
Kenneth S. Vincent
Robert Gibson
Don Austin
David A. Witham

Approved:

City Attorney