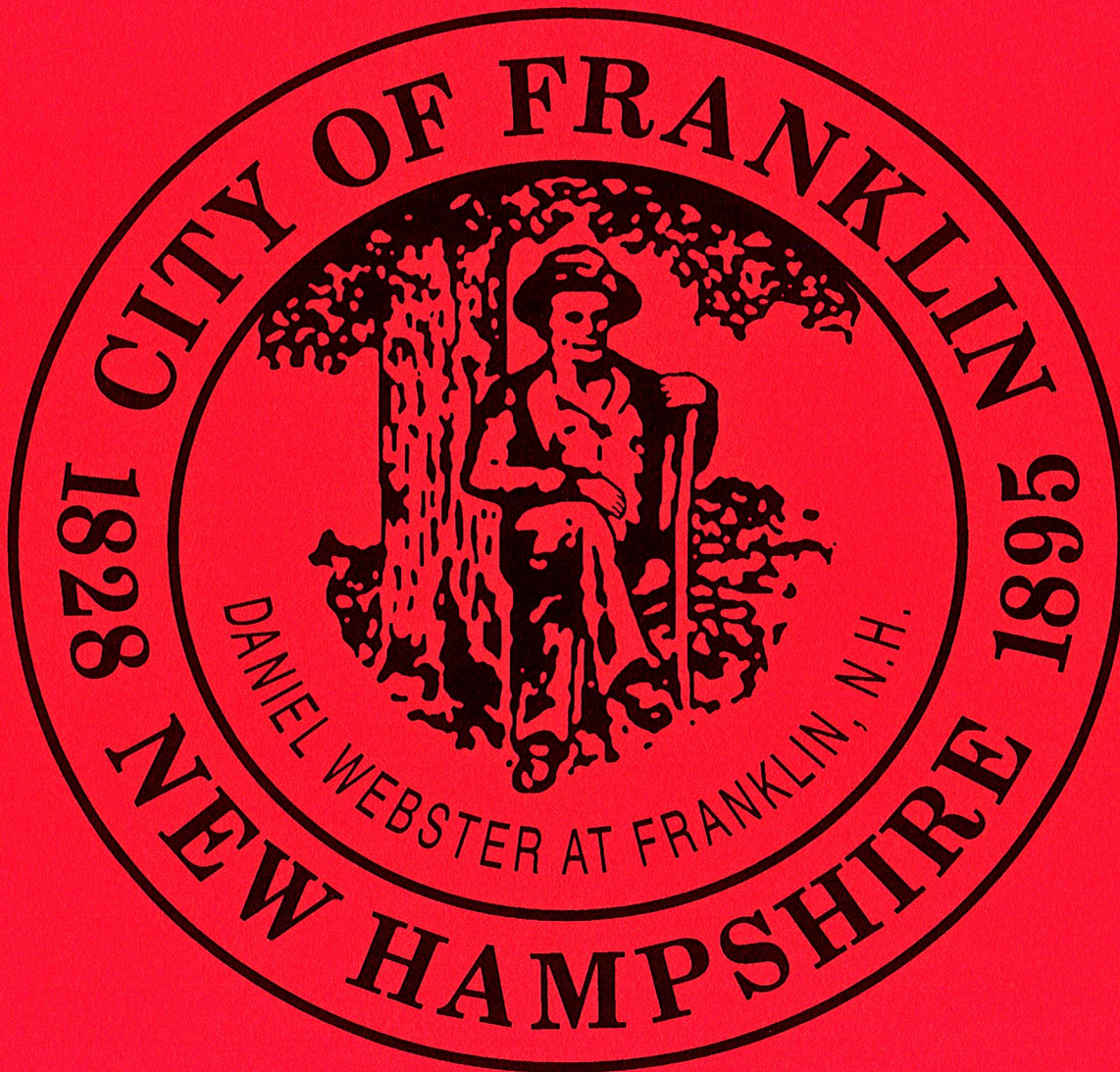


CITY OF FRANKLIN
CITY COUNCIL MEETING
September 10, 2018
6:00 P.M.





CITY COUNCIL MEETING
Monday, September 10, 2018
6:00 PM – Council Chambers – CITY HALL

SALUTE TO THE FLAG

PUBLIC HEARINGS

Resolution #02-19 – A Resolution accepting the appropriation and expenditure of Rural Development Grant and Matching Funds.

Resolution #03-19 – A Resolution authorizing to borrow \$100,000 in additional funding from the Drinking Water State Revolving Fund for the Pressure Reduction Vault Project.

Community Development Block Grant Funding

1. Regarding the application and use of said funds through the NH Community Development Finance Authority.
2. And, the Residential Antidisplacement and Relocation Assistance Plans.

COMMENTS FROM THE PUBLIC

Persons wishing to address the Council may speak for a maximum of three minutes. No more than thirty minutes will be devoted to public commentary.

LEGISLATIVE COMMENTS

CITY COUNCIL ACKNOWLEDGEMENT

The Mayor will recognize any Councilor who wishes to express their appreciation on behalf of the City.

MAYOR'S UPDATE

Agenda Item I.

City Council to consider amendment of the minutes of the March 14th Special Meeting, the minutes of the May 7th City Council Meeting and minutes of the June 4th City Council Meetings to include the roll call vote that was taken to seal the minutes of the nonpublic sessions but inadvertently left out of the minutes.

Agenda Item II.

City Council to consider the minutes of the August 6th City Council Meeting.

Agenda Item III.

Monthly School Board Update

Agenda Item IV.

Council to consider Resolution #02-19, Approval of the appropriation and expenditure of Rural Development Grant and Matching Funds.

Agenda Item V.

Council to consider Resolution #03-19, Approval of additional funds from the Drinking Water State Revolving Fund for the Pressure Reduction Vault Project.

Agenda Item VI.

Council to consider approval of the Community Development Block Grant Application and the Residential Antidisplacement and Relocation Plans.

Agenda Item VII.

Council to consider disposition of 51 Beach Street, Tax Deeded Property.

Agenda Item VIII.

Council to set a public hearing on Resolution # 04-19 to appropriate \$100,000 of the Municipal Transportation Improvement Fund.

Agenda Item IX.

Other Business

- 1. Committee Reports**
- 2. Nominations and Re-Appointments**
- 3. Resignation of Election Workers**
- 4. City Manager's Update**

5. Late Items

Non-Public Session in Accordance with 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.

Adjournment

The City Council of the City of Franklin reserves the right to enter into non-public session when necessary according to the provisions of RSA 91-A.

This location is accessible to the disabled by stairwell elevator. Those wishing to attend who are hearing or vision impaired may make their needs known by calling 934-3900 (voice), or through "Relay New Hampshire" 1-800-735-2964 (T.D./TRY)

CITY COUNCIL MEETING
AGENDA ITEM I



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of September 10, 2018

Subject: Approval of Amending Meeting Minutes

Motion: “I move that the Franklin City Council approve the amendment of the minutes for the March 14th Special Meeting, the minutes for the May 7th City Council Meeting and the minutes for the June 4th City Council Meeting to include the roll call vote that was taken to seal the minutes of the non-public sessions but inadvertently left out of the minutes.”

Mayor calls for a second, discussion, and the vote.



PENDING COUNCIL APPROVAL

City Council Special Meeting
March 14, 2018

Call to Order

Mayor Giunta called the meeting to order in the Finance Office, Franklin City Hall at 6:01 p.m.

In Attendance

Councilor Clarenbach, Councilor Barton (via telephone), Councilor Ribas, Councilor Brown, Councilor Moquin, Councilor Trudel, Councilor Zink, Councilor Dzujna and Mayor Giunta.

In Attendance

Councilor Desrochers

Salute to the Flag was led by Councilor Barton.

Motion: *Councilor Dzujna moved that there is a need for a non-public session per 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. Motion seconded by Councilor Brown.*

Roll Call:

Councilor Barton	<u>yes</u>	Councilor Desrochers	<u>abs</u>	Councilor Ribas	<u>yes</u>
Councilor Brown	<u>yes</u>	Councilor Dzujna	<u>yes</u>	Councilor Trudel	<u>yes</u>
Councilor Clarenbach	<u>yes</u>	Councilor Moquin	<u>yes</u>	Councilor Zink	<u>yes</u>

All in favor; motion passes.

Entered nonpublic session at 6:02 p.m.

Motion: *Councilor Dzujna moved that the Franklin City Council leave nonpublic session and return to public session. Motion seconded by Councilor Trudel.*

All in favor; motion passes.

Public session reconvened at 6:11 p.m.

Motion: *Councilor Ribas moved that the Franklin City Council seal the minutes because it would likely affect adversely the reputation of any person other than a member of this board. Motion seconded by Councilor Clarenbach.*

Roll Call:

Councilor Barton	<u>yes</u>	Councilor Desrochers	<u>abs</u>	Councilor Ribas	<u>yes</u>
Councilor Brown	<u>yes</u>	Councilor Dzujna	<u>yes</u>	Councilor Trudel	<u>yes</u>
Councilor Clarenbach	<u>yes</u>	Councilor Moquin	<u>yes</u>	Councilor Zink	<u>yes</u>

All in favor; motion passes.

Acting City Manager/Finance Director Milner stated the BOB awards are next Thursday and any councilors who will be attending she will sign them up. Councilor Dzujna asked what time. Acting City Manager/Finance Director Milner stated it is at 6:00 pm at the Grappone Center.

Motion: Councilor Dzujna moved that there is a need for a non-public session per RSA 91-A:3, II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

Roll Call:

Councilor Barton	<u>yes</u>	Councilor Desrochers	<u>abs</u>	Councilor Ribas	<u>yes</u>
Councilor Brown	<u>yes</u>	Councilor Dzujna	<u>yes</u>	Councilor Trudel	<u>yes</u>
Councilor Clarenbach	<u>yes</u>	Councilor Moquin	<u>yes</u>	Councilor Zink	<u>yes</u>

All in favor; motion passes.

Entered nonpublic session at 6:14 p.m.

Motion: Councilor Dzujna moved that the Franklin City Council leave nonpublic session and return to public session. Motion seconded by Councilor Ribas.

All in favor; motion passes.

Public session reconvened at 7:36 p.m.

Motion: Councilor Dzujna moved that the Franklin City Council seal the minutes because it would likely affect adversely the reputation of any person other than a member of this board. Motion seconded by Councilor Brown.

Roll Call:

Councilor Barton	<u>yes</u>	Councilor Desrochers	<u>abs</u>	Councilor Ribas	<u>yes</u>
Councilor Brown	<u>yes</u>	Councilor Dzujna	<u>yes</u>	Councilor Trudel	<u>yes</u>
Councilor Clarenbach	<u>yes</u>	Councilor Moquin	<u>yes</u>	Councilor Zink	<u>yes</u>

All in favor; motion passes.

Motion to adjourn made by Councilor Clarenbach and seconded by Councilor Ribas. All in favor; meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Lauraine G. Paquin



City Council Meeting May 7th 2018

Call to order

Mayor Tony Giunta called the meeting to order in the Council Chambers, Franklin City Hall at 6:02 p.m.

City Council in Attendance:

Councilor Scott Clarenbach, Councilor Jo Brown, Councilor Vincent Ribas, Councilor Robert Desrochers, Councilor Heather Moquin, Councilor George Dzujna, Councilor Oliva Zink.

Absent: Councilor Steve Barton, Councilor Paul Trudel

Others in Attendance:

City Manager Judie Milner

Salute to the Flag was led by Councilor Desrochers

Mayor introduced the New Executive Secretary Audrey Lanzillo to the City.

Public Hearings

Discretionary Barn Easement - 916 south Main Street - Tax Map 104-002-00:

Annette Andreozzi shared information regarding the historic location of the barn. It is a prominently viewable barn and a win/win for the City. If we could get every building to qualify for this tax credit, it would be a win/win because it requires the owner to keep maintaining their building giving them a small tax break. The assessor's comments mention only A & B of the RSA but it may not be realized that they also qualify for C as well. Due to its location at Webster Place (across from the Daniel Webster home; Franklin Historical Society, and also near the orphanage) it's already a national registered house and contributes to the atmosphere of the history of the area and street it's on. The grant for the easement needs to be done for this house.

Leigh Webb, Ward 3 stated that he echoes Annette's sentiment. Mr. Webb provided some history stating that the building that goes with the barn was built by the same person, William Haddock, who built the Daniel Webster Home. William (Bill) was also Daniel Webster's brother-in-law. At a very small loss of revenue for the City, it will help guarantee that the property will be maintained. Leigh expressed his support of the easement.

Mayor Giunta asked if there were any further comments from the public. There were none.

Public hearing on the Barn Easement closed at 6:08 p.m.

Pilot Agreements:

City Manager Judie Milner provided a summary of the Pilot Agreements. These agreements were created in 2015 along with a few leases on the City owned land for these solar arrays. The leases are for 20 years and still in good standing and the pilot had an expiration date of 2016. Due to a change in legislation, the lessee was not able to build in a timely fashion so the agreements are coming back to

City council for \$3,500 for each of the five properties. City Manager Milner stated the lease income for the following properties are: ASHFILL SOLAR, LLC for \$13K per year, Lakeshore DRIVE SOLAR, LLC for \$13K per year, TOWN SOLAR 1, LLC and TOWN SOLAR 11, LLC for \$17k each per year for a total of \$60k a year in lease revenues. We have rescinded the Power Purchase agreement.

Comments from the public:

Resident Leigh Webb asked the council if the City has derived any lease revenue and if no, when does that revenue begin? Milner replied that we currently do not and we will not obtain any lease revenue until the construction is complete on the projects.

Resident Annette Andreozzi expressed her concern over the Potential Adjustment of Pilot Payments, she believes the agreement to mean that the "Pilot will be terminated if the facility is not operable". Andreozzi stated that the agreement doesn't state, on what basis though. And if the company should just walk away, is there wording in the agreement as to monies held in escrow in case they just walk away where then possible clean-up costs would be needed. Also, in any property leased or owned, if you walk away from it, taxes are still owed whether its being used or not. Andreozzi stated that there is no provision in the agreement for that either.

City Manager Milner responded that the pilot agreements have expiration dates of 12/31/19 and if construction isn't complete by that date, since the pilot and lease agreements will be tied together, completion of both at the same time need to happen by the expiration date otherwise they will both be terminated. The Mayor stated that someone will always pay the taxes. If the project is abandoned, the financier/bank will pay.

Public hearing on the Pilot Agreements closed at 6:14PM

Public Comments

Ward 2 resident Jen Weaver, expressed deep concern regarding the school budget. Stating that it is estimated that 18 school employees/teachers will be eliminated. She stated that as a mother and a teacher, that even just one elimination would be detrimental to the Franklin School System. The class size for 2nd graders is 27. The student/teacher ratio is not adequate. She also stated that our High School is lacking many electives. There isn't a computer teacher and in this day and age, that is unacceptable. As a community, we have a responsibility to offer our students an adequate education. The pride of our community needs to extend more than just what is happening downtown. She added that our children are the true heart of our community and hold many of the jobs where we are sitting right now and tell them that they are worth the investment. This is more than saving 18 jobs. Children of Franklin deserve an education from well trained teachers. It's time to stop playing the blame game and sit down and figure out a way to fix this ongoing problem. Ward 2 resident ended with thanking everyone stating that she is aware it's a hard job and asked the City Council to fully fund the school budget.

Paul Doucette, Franklin resident and member of the school board spoke about the operational budget crisis we are currently dealing with. We are not asking for fluff or extra money. He stated that many of the people speaking tonight are highly conservative people and this problem needs to be solved. The City has relied on the State of New Hampshire to supply the budget but that money is no longer there. He offered the idea of considering breaking the tax cap. The school needs \$1M to stay viable and even with this \$1M, we are still nowhere near as competitive as our surrounding school districts.

Kim Daniel, Franklin Resident expressed her concerns on the school budget and lack of funds for the teachers. The last time job cuts were made, it eliminated a lot even at that time. Our kids don't deserve to lose another 18 teachers (about $\frac{1}{4}$ - $\frac{1}{3}$) of the staff in the same school year same budget. She asked the Council when was the last time the City pink slipped $\frac{1}{4}$ to $\frac{1}{3}$ of the City's employees? She stated that the split is not fair. People will not want to live here, move here, buy homes, or start businesses here because our school system stinks. Legally, we should be giving our kids the best education possible. She stated that our teachers are already making do with practically nothing and it's not fair to ask them to make do with less. There's nothing left. We need to look at how the tax revenue is being divided. If the school is making cuts then what is the City looking to cut? The more we harm our school system, the more we harm this City. She concluded by stating that this isn't fair to the students, teachers, or anyone in our City.

Al Warner, Ward 3 resident and previous member of the school board, thanked the City Council and congratulated the City Manager Judie Milner. Mr. Warner spoke toward the school budget issues and is in agreement with the previous resident's comments. He commented on the budget continuing to get worse and worse. There's a lot a finger pointing going on. The Concord Monitor ran a couple of articles recently about the Claremont Case and Warner stated that its time we hold the legislators accountable to do what the supreme court says they are supposed to do. Although it will take some time and litigation is expensive, there is another option. He stated that our legislators should stand up and initiate some action to help Franklin. Mr. Warner stated that he wants to hold his legislators accountable asking them specific questions about what is going to be done or what is the outcome? We need to start asking them and demand some answers of what is going to be done. This is critical, our children's education is critical as they are the future law makers of the state and this needs to be addressed now. Adequacy at \$3,600 per student is not enough. Mr. Warner respectfully thanked the Council for the opportunity to speak.

Ed Prive, Ward 3 Franklin resident stated that he believes in our schools because without them, we won't have a future. Period. Ed stated that he has two sons, one served in the Army and was wounded on his second tour. His being wounded was due to fighting for rights of our children to have a good education. His younger son is in the Air National Guard and graduated from Franklin with a decent education. Mr. Prive asked the public whoever wants to get together and rally in Concord for the sake of Franklin's children, to contact him. We can point fingers, scream and yell at one another or we can come together and go fight in Concord and tell the Governor that Franklin is worth it and we need some money. The answer is down there. He mentioned that the dollar has been stretched so far and the City is doing all it can. Our kids are just as important as any other town, especially the wealthy towns. Our kids matter and deserve a good education just as much.

Werner Horn, Ward 2 taxpayer and homeowner stated his knowledge of the budget problems going back from when he moved here less than six years ago. He isn't calling fault of blame on any of the departments here stating that everyone is doing an admirable job. Mr. Horn mentioned that two years ago, tax payers lined up and offered to give the school more money. If tax payers don't have it to give, there is a solution in the Charter and the City Council did not say yes to it. After 90 minutes of discussion, 20 or so teachers were laid off last time, some hard work and good accounting saved a good amount of those positions but now we're here again discussing the same thing. Even if we were able to do some accounting now and only save about 12 positions, we still aren't solving the real problem. Mr. Horn described this as kicking the can down the road and letting the next person(s) in charge to deal with it in the future. He recognized Councilor Bob Desrochers working on these issues for the last 3

years. As a taxpayer, he offered to pay an additional tax bill. If this is the only way to come up with what the schools need, as a taxpayer, I expect the City to take my offer. It will not be cheaper to send our kids to other schools. There will be transportation and tuition costs. Mr. Horn further expressed his expectation that the people he voted for to make the hard choices and send that extra tax bill so our schools meet the needs of our community. In the end, in a sense we are stealing from our future to pay for the mistakes that people made in this community. He finished saying how unhappy this makes him.

Jen Gardner, Ward 2, lives and worked in Franklin for over 20 years. She was a teacher in the past who had the pleasure of teaching our previous Mayor Merrifield's children and Councilor Desrocher's children. She asked that her child, now 8 years old, have the same opportunities as their children had. She spoke about the cost being more when we send our kids to another district to complete their required education credits. We will be paying more per student than we do now. There will be even bigger financial issues, she stated. Jen concluded by stating how much she wants to see our community do well.

Tristen Allen, High School Student and first time attending a City Council meeting. He stated how upsetting it is that school is in disrepair. Maintenance wise, soap dispensers are not working so he asks the teachers if he can have some hand sanitizer. It's not sanitary after using the bathroom. The water fountains are broken and leaks aren't fixed for weeks at a time. Ceiling tiles fell in a classroom due to leaks and in other areas, parts of the ceiling tiles are missing and exposing the original ceiling. He is unhappy that budget cuts affect the appearance and maintenance of the school.

Desiree McLaughlin, resident of Franklin, business owner, and previous member of the school board. She shared her concern on the end goals and asked where the facts are about what is going on downtown with the revitalization of our City and at Steven's Mill. There is speculation on more low income apartments or mixed used in the mill, she is not sure what is going on if that is the case with parking and would like to access the facts instead of going to Franklin's Talking. She appreciates that Annette Andreozzi and Leigh Webb bring light to issues that most people don't know or think to call out. She is impressed with the high school student who spoke tonight and expressed his concerns about the school maintenance issues. She also stated how glad she is that people come together to help when it's needed.

The Mayor asked City Manager Judie Milner to provide an update on J.P. Stevens. Milner mentioned that at the recent Choose Franklin meeting, it was discussed that there are slides available on the Choose Franklin Website. The J.P. Stevens Building was purchased in December by Chinberg Properties. The apartments coming available will be market rate housing and some mixed use. The Mill Project investment is 20M and expected to bring in over 500k in tax revenue to the district. Milner stated that there are surveyors doing their due diligence and figuring out the right mix to put in the Mill so that it works out the best possible way for Franklin. It's expected to take approximately six months to provide the assessment of what the build plan will be. Milner encouraged everyone to look at the Chinberg Builder website (<https://chinburg.com>) and look at their work from Newmarket. It is stunning to see. Milner also responded to where someone can go to get information on what projects are planned or currently going on. There currently is a video on the home page of our City's website (www.FranklinNH.org). Chris Kontoes created the amazing videos on the homepage. She added that we're also currently working on a section of the City's website that provides updates on projects as they progress. Milner requested folks to sign up for the News and Announcements section so when something is created in a specific area, an email will be sent out to those subscribers.

Public Hearings closed at 6:53PM

Mayor Giunta requested that Jayden Torres step forward to the front of the room and based on overcoming challenges, excelling in Basketball, named to the All-State Senior Basketball team, and an official member of the elite 1,000 Point Club. Franklin High School honored Jayden with his name on the rafters and was presented a Proclamation today naming this Day, Monday, May 7th, 2018 as JAYDEN TORRES DAY. Congratulations to Jayden!

Coach Sylvester commented in place of Coach Darnell who could not attend tonight by stating what a joy it has been to watch Jayden play basketball. Mayor Giunta also pointed out that Jayden's older brother is also a member of the 1,000 point club. Congratulations to them both and the entire Torres family.

Legislative Comments:

Representative Werner Horn, represents Merrimack County 2nd district, the 1st & 2nd voting wards for Franklin and the community of Hill. Representative Horn addressed criticism by the people saying he is a one trick pony and only cares about education because his wife is a teacher. Horn responded to the accusations by letting the community know that whatever the big issues are in the City, he would educate himself on codes and laws and work to find solutions. Because the biggest problem today is education funding, this is the reason he is working on this current issue. Horn wanted it clear that he did not vote for the stripping of 6M away from Stabilization; Franklin's portion is 160K cut per year and another 160k in the next year. He added that he supported the legislation to stop the Stabilization cuts. And until 201 state representatives agree that the Adequacy funding formula needs to be fixed, this problem will not go away. Horn invited anyone to join him and help fight against Stabilization cuts.

Representative Dave Testerman opened with a question he is always asked, if the student population is going down, why are expenses going up? Stabilization needs to be fixed and Testerman has a report to the State of NH where it is saying there must be a means to help support the small communities. The main suggestion is to look at the SAU based on a study done in 1993. It looks at the size of the school against the size of the SAU and possibly changing a full-time superintendent to part-time or superintendent services by combining services so that money can go back into the schools. The money for the school needs to come from the state or within the school but it should not be going back to the City asking for money from them.

Mayor Giunta asked Rep Testerman what happened to HB 1358 in regard to Northern Pass. Testerman replied that he has not heard anything with regards to the Northern Pass in the House. Mayor Giunta last heard that it was tabled when it went to the full House. Rep Horn confirmed that it was tabled (178/148) and neither himself or Testerman were on the prevailing side.

Mayor's Update

Mayor Giunta welcomed all the Students attending for Youth Government Week and asked all participating in Youth Government to stand – **meeting attendees applauded all the students.**

Mayor Giunta spoke about his visit to Watts Water Technology and enjoyed their event. The Mayor presented Watts a Proclamation. Also attending the celebration were a group of graduates who recently received Certificates in Advanced Manufacturing. It was a great event for all participants.

Agenda Item I

Motion: Councilor Dzujna moved that the City Council consider approval of the meeting minutes for the March 21st City Council Special Meeting and for the April 2nd City Council Meeting.

Motion seconded by Councilor Clarenbach

All in Favor, One Abstention (Councilor Desrochers), Motion Passed.

Agenda Item II

Superintendent, Dan Legallo provided the monthly School Board Report. Mr. Legallo thanked the Mayor for allowing the City to speak tonight. Legallo then congratulated the Robotics Team for receiving the All Star Award which allowed them an overnight to Boston MA and participate in a National Competition. Energy Auditors sponsored the trip for the students. Legallo then focused on the school's accreditation. There is a lengthy report on the school website but summarized in a letter that Dan was sharing during the meeting. We are currently fully accredited (since 1951). The school did receive a warning based on community resources. This has been a known struggle for Franklin. Legallo expressed concern that the warning could become more serious and potentially cause loss of accreditation. He stated that next fall, the school must provide a report where this will be under review. Strategic Planning is moving forward and scheduled for June 9th. Legallo would like City Councilor Heather Moquin present if possible. The Energy Contract was signed this afternoon and work beginning the following week. Controls will be handled by ENE Systems of NH. Graduation for Franklin High School Students will be June 15th at 6:00PM. All are welcome to attend.

Superintendent Dan Legallo spoke briefly on the FY18/19 budget. The School Board and City Council will meet on Wednesday, May 9th to review the full report. There is a deficit of \$967k, this amount is a reduction of the previously stated 1M due to an update in revenues and due to other savings on the school's side. This translates to 16 RIFs (7 support staff and 9 teachers) to be handed out on Thursday, May 10th. Legallo mentioned that every year enrollment size is looked at and teachers are affected based on this number this is different than these layoffs. Thursday's layoffs are catastrophic to the school. Councilor George Dzujna thanked the Superintendent for explaining the layoff breakdown.

Agenda Item III

City Council to a consider adopting Resolution #20-18 Authorization to Borrow Up To \$1M in Bonds to Finance the Franklin Falls Mix Use Tax Increment Financing District.

Motion: Councilor Desrochers moved that the City Council consider adopting Resolution #20-18 Authorization to Borrow up to \$1M in bonds to Finance the Franklin Falls Mix Use Tax Increment Financing District by roll call vote. Motion seconded by Councilor Ribas.

Roll Call:

Councilor Barton <u>absent</u>	Councilor Desrochers <u>yes</u>	Councilor Ribas <u>yes</u>
Councilor Brown <u>yes</u>	Councilor Dzujna <u>yes</u>	Councilor Trudel <u>absent</u>
Councilor Clarenbach <u>yes</u>	Councilor Moquin <u>yes</u>	Councilor Zink <u>yes</u>

All in favor, Motion Passed.

Agenda Item IV

City Council to consider a Discretionary Barn Easement for 916 South Main Street, Tax Map 104-002-00.

Motion: Councilor Desrochers moved that the City Council consider a Discretionary Barn Easement for 916 South Main Street, Tax Map 104-002-00. Motion seconded by Councilor Ribas.

Mayor Giunta asked if there was any discussion with regards to the Easement. There were no comments.

All in Favor, Motion Passed.

Agenda Item V

City Council to consider 5 Pilot Agreements for the City Solar Project.

Motion: Councilor Jo Brown moved that the City Council Consider approval of the 5 Pilot Agreements. Motion seconded by Councilor Ribas.

Mayor Giunta asked if there was any discussion on the 5 Pilot Agreements. Councilor Clarenbach shared concerns on the original land lease which outlined a total of \$60k of revenue potential. The concern is that no money is received until the complete the solar farm on each one of the pieces of property. The company has already held the land for three years and haven't done anything with it and could a number more years without anything being done.

Clarenbach stated that he is not against the agreements this year but if there is nothing built on these properties by the extinguishment of this pilot agreement, it should not be allowed to move further without dismantling the first agreement. There could be another potential contractor interested in the property. Councilor Desrochers agrees with Councilor Clarenbach and would not be happy if the property was tied up for another 3-5 years as soon it won't be good for farming either due to the trees taking over.

Councilor Olivia Zink referenced section 4 of the Pilot Agreement where it states a March 31st, 2016 date. She mentioned that it appears the language is left over from the 2015 agreement and section 4 needs some rewording stating the current date of when the work is going to begin. Her comments were duly noted. Mayor Giunta stated that City Manager Judie Milner will make the corrections to the dates. Mayor Giunta asked if there was further discussion. There was none.

6 in favor, One Abstention (Councilor Desrochers), Motion Passed.

Agenda Item VI

City Council to consider disposition of City Owned Equipment.

Motion: Councilor Zink moved that the City Council consider the Authorization of Disposition of City Owned Surplus Equipment at the May 19th 2018 State of New Hampshire, Surplus Property Auction. Motion seconded by Councilor Dzujna.

Councilor Dzujna asked the council if a dump truck and generator are being held for Jim Jones. City Manager Milner replied with regards to the dump trucks where they were supposed to be traded in at Irwin but the City would only get \$2k for them and we can get \$4k from White Farm so that's what we will do because we need to make up the \$4k for the trade-in that we didn't end up doing. Milner spoke with Jim Jones and offered to reach out when the next one becomes available. Milner confirmed that the generator is not part of the disposition. It is a grant that we are going for and we do not yet have the grant so the generator is not ready for disposition yet.

Councilor Ribas pointed out that the supporting materials (letter) is from 2 years ago and next year we should get the current letter for supporting materials.

Mayor Giunta asked for further questions or comments. There was none.

All in favor. Motion Passed.

Agenda Item VII

City Council to Consider Adoption of Tax Deeds.

Motion: Councilor Clarenbach moved that the City Council consider tax deeds on the following parcels, Motion seconded by Councilor Ribas:

Map/Lot #083/007/000 (Land & Building)

Map/Lot #095/007/000 (Land & Building)

Map/Lot #097/046/000 (Land & Building)

Map/Lot #099/055/000 (Land & Building)

Map/Lot #135/132/000 (Land & Building)

Mayor Giunta asked if anyone had questions or comments.

Councilor Desrochers asked how many of these will be resold and how many demolished. City Manager replied that Steve Reale provided a report on them and according to that initial report, it looks like 2 of them can be reused and the rest will be secured and assessed by Rocky Marsh, our Buildings and Grounds Foreman. But since we don't own the property yet, we haven't been able to get in and assess their condition. Desrochers requested a follow-up on this and asked if we have the funds to demolish the ones that will need to be. Milner replied that there is a list and in this year's budget, it will only cover the River street demo. We will tackle what we can every year.

Councilor Dzujna asked City Manager Milner how many tax deeded properties there were this year. Milner replied that there were 68 on the list and we got it down to only 5. Mayor Giunta stated that people are having trouble paying their taxes and owe the City tens of thousands of dollars. We try to work with them to allow them to pay. Mayor Giunta asked if there were any further questions or comments. There were none.

All in Favor, Motion Passed.

Agenda Item VIII

City Council to Consider Waiving Vendor Fees for the Farmers Market at Bessie Rowell Community Center and for Winni River Days in Trestle View Park.

Motion: Councilor Desrochers moved that the City Council waive the vendor fees for the Farmers Market at Bessie Rowell Community Center and the vendor fees for the Winni River Days in Trestle View Park. Motion seconded by Councilor Brown.

All in Favor. Motion Passed.

Agenda Item IX

Community Action Program Lease - Postponed to a later date.

Agenda Item X

Other Business

1. Committee Reports:

Councilor Paul Trudel is not here tonight therefore City Manager Judie Milner provided an update on the April 17th Joint Finance Committee Meeting. Both the Finance Committee and City jointly discussed the need to come under the tax cap. The Adequacy issue was also discussed as well as the split and sources of income. They also talked about the layoffs. Wednesday's meeting will review the school budget in greater detail. Milner mentioned the minutes for the April 17th Joint Finance Committee Meeting are available on the City's website.

Councilor Dzujna commented on the liaison meeting in April where Strategic Planning was the focus. The school discussed ways to attract and retain students. There are a couple of new school board members who haven't seen City Manager Milner's PowerPoint presentation on this. Dzujna would like copies to share with those who haven't seen it. He also mentioned that we need to get Primex to work on the survey soon. We need the City Council to agree as well so a meeting can be scheduled with them. Dzujna asked the Council if this is something that we want to do. Mayor Giunta asked the Council if City Manager Milner could schedule a meeting with Primex and she agreed.

Councilor Olivia Zink updated the Council on the Tilton, Northfield, Franklin, Sanbornton Cooperative Fire Committee continues to meet and has drafted an MOU that will go to the communities' attorneys and hopefully will come back to the council for approval.

2. City Manager Update: Judie Milner stated that the continued grant line this month received \$500.00 from the Thrift Closet for Books Club and \$2,000 from the Elks for field renovations. Reminder that the City Clerks Office will be closed for the Annual Clerk's Conference and Training on Wednesday, May 9th. Welcome Audrey Lanzillo! Youth Government Week is beginning and City Manager Milner is looking forward to getting together tomorrow morning at 9am to kick off the activities for the students. She also thanked the Principal, Carrie Charette for adjusting Youth Government week so the students receive community service credits and ELO credits. The mock City Council meeting for the students will be held at the Elks on Thursday, May 10th at 6PM. Please RSVP to Audrey by EOD Tuesday, May 8th.

City Manager Milner provided an update on Northern Pass stating that the SEC will hold hearings on Eversource's appeal at 49 Donovan St. in Concord on Thursday, May 24th. They are looking for supporters of the project to be present.

Milner stated that we haven't heard back from Eversource but when on the phone with the assessor, he agreed that Eversource wasn't pushing us for a denial, but we felt that they wanted it. The City has denied the abatement request and set aside the money in the budget in case they come back and ask for a recalculation of their numbers for next year. She mentioned that we have a conservative pick-up in the budget for this year and this doesn't include the new pick-up for Eversource.

City Manager Milner provided a brief update regarding Changing Franklin's image one step at a time and hopes everyone saw the two very nice articles in the local papers. The City is using FBIDC, the newspapers, twitter, online media releases to get the word out there. There are articles on the wall in the City Manager's office in case anyone wants to look at them.

Milner provided information on the Tax Deeded Property bids; several on Hill Road will be merged into one. Sean Bean, an abutter on Hill Rd won the bid for \$15,500 and Jim Lintner won the 72 Pine St. bid for \$76,100 (\$46,100 will be returned to the previous owners due to within 3-year rule).

Finance Director interviews will begin next week, confirmed Milner. She also recognized the traffic issues at Haynes Brooke and thanked everyone for their patience during the urgent and necessary replacement of the culvert.

Milner recapped Governor Chris Sununu's visit to Franklin on May 3rd. The purpose of his visit was to announce that Franklin has been chosen as one out of twenty-seven communities designated as an Economic Recovery Zone. This means the IRS determined that Investors who Invest in the community will not be required to pay capital gains tax. Instead they can re-invest in another project. This is a huge win for our City.

Franklin Dog Park Association has started a 501(c)(3) and is looking at locations for the dog park in Franklin. Prep to get this in front of City Council will be happening. Keep an eye out for this new dog park.

City Manager Milner stated the need for a non-public session either tonight or tomorrow night regarding Economic Development; Acquisition of Property update.

Milner provided an update on the Budget Proposal which can be viewed on the City's website. The budget this year is a mirror of last year and budget format used was from the Government Finance Office Association to create transparency and for easier lay person reading. Page 1 is the City Manager's Eagle's eye Overview, page 6 starts with specifics which will go in greater detail during each of the upcoming Budget Workshop Meetings. This focusses in 4 sustainability areas (Fiscal Policy, Economic Development, Image and Perception, and Sustainability). The changes in the current City Manager's Budget are Sustainability in LBN Municipal Services Department and the Fire Department, these changes are savings in expenditures and in new revenue. There is a bigger picture however Milner discussed tonight. 1) the need to address the long-term adequacy funding and possibly needing to go out to litigation 2) the second is she feels this is the right time to do a Global City-wide Independent Efficiency Study. Both boards need to agree to work together and allow the independent review. Milner stated that it likely will be expensive, but It will pay back over a very short time by implementing some of the changes that come from the review. This is not part of the budget. Milner suggested use of one-time Fund Balance. Milner stated that the new finance manager will need to go out for Bond next year. Because this is money spent as a forward-thinking step, we would essentially be rated higher because of its use.

Milner mentioned the coming Budget schedule. The School District Budget Presentation will be held on May 9th, the Municipal Services Department on May 14th, and Public Safety will be held on May 30th. If anyone would like to see the entire Budget Workshop Schedule, it is posted in City Hall. June 18th is the latest date to finalize budgets and prep for the July 2nd City Council Meeting.

Motion: Councilor Ribas moved that there is a need to enter into Non-public per 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. Motion seconded by Councilor Desrochers.

Roll Call:

Councilor Barton <u>absent</u>	Councilor Desrochers <u>yes</u>	Councilor Ribas <u>yes</u>
Councilor Brown <u>yes</u>	Councilor Dzujna <u>yes</u>	Councilor Trudel <u>absent</u>
Councilor Clarenbach <u>yes</u>	Councilor Moquin <u>yes</u>	Councilor Zink <u>yes</u>

Entered into Non-public Session at 8:00PM

Motion: Councilor Desrochers moved to end the non-public session. Motion seconded by Councilor Clarenbach.

Non-public session concluded at 8:14PM

Entered into Public Session at 8:14PM.

Motion: Councilor Zink moved to seal the minutes because it is determined that divulgence of this information likely would render a proposed action ineffective. Motion seconded by Councilor Dzujna.

Roll Call:

Councilor Barton <u>absent</u>	Councilor Desrochers <u>yes</u>	Councilor Ribas <u>yes</u>
Councilor Brown <u>yes</u>	Councilor Dzujna <u>yes</u>	Councilor Trudel <u>absent</u>
Councilor Clarenbach <u>yes</u>	Councilor Moquin <u>yes</u>	Councilor Zink <u>yes</u>

All in Favor. Motion PASSED.

Motion to adjourn made by Councilor Desrochers, seconded by Councilor Brown.

All in favor, Motion PASSED.

Meeting adjourned at 8:14PM

Respectfully Submitted,

Audrey Lanzillo

City Council Meeting

May 7, 2018



City Council Meeting Minutes June 4, 2018

Call to order

Mayor Tony Giunta called the meeting to order in the Council Chambers, Franklin City Hall at 6:00 p.m.

City Council in Attendance:

Councilor Scott Clarenbach, Councilor Jo Brown, Councilor Vincent Ribas, Councilor Steve Barton, Councilor Robert Desrochers, Councilor Paul Trudel, Councilor Heather Moquin, Councilor George Dzujna, Councilor Oliva Zink.

Others in Attendance:

City Manager Judie Milner

Salute to the Flag was led by Councilor Steve Barton

Mayor's Comments

Mayor Giunta presented a Proclamation in Honor of Constance Stanley to her for her dedication to teaching children and helping families since 1970 at the Franklin Head Start organization. She has improved the health, development, and wellbeing of over 900 children in our community. Through home visits and parenting involvement, Connie has become the face and pillar of Head Start for 47 years. She leaves a legacy of love, kindness, and steadfast commitment to children and their families. Today, June 4th, 2018 is proclaimed as Constance Stanley Day in the City of Franklin. The City of Franklin extends best wishes to Connie and her proud family. Applause from all to Connie!

Public Comments

Mr. Al Warner, Ward 3 resident stated that he is a resident of Franklin by choice. He thanked the Mayor, the City Council, and City Manager Judie Milner for the opportunity to speak freely tonight and thanked NH State Representative Dave Testerman for the open discussion they had together recently. Mr. Warner also wanted to thank Mr. Horn for his time. He stated that it is in his opinion that the NH General Court Legislature stand in contempt. Not just in the Supreme Court ruling but in contempt of every voter in this State. It's the collective actions of the Legislature that leaves them in contempt. A lot of people are talking about a Claremont III. It's just sad we must do this again since this has been addressed twice already. He offered suggestions to address this at the ballot box. Replacement of the Legislature may be the way to go. It's not just us dealing with this. Claremont, Pittsfield and other communities are facing these same problems. Mr. Warner stated that \$3,600 per student is far from adequate education. He concluded thanking everyone for their time and stated that he has great respect for all involved in this incredibly important issue.

Carrie Savary, Ward 1 resident served on the PTA and expressed concern for her two school aged children. She has experienced the highs and lows of the Franklin School System but has never witnessed the struggles we are facing today. She asked the Council how the School and City will solve our financial crisis and through it all, fail to take notice of our greatest resource, our children. She stated that her daughter is not going to attend the high school because she wants her child to have opportunities that will no longer be available for her. Despite the school staff to remedy, many families are choosing an alternative and other families are leaving Franklin altogether so their children can be part of a better school district. She stated that there are currently more than a dozen students whose parents are looking for a better school system. Though this is sad, she mentioned a sliver of inspiration is seen in the parents who are choosing to make their child's education a priority and although they may have lived here for many years, they are sacrificing what they love for their children's education. Parents are suffering financially and emotionally just to send their children, their greatest assets, to a better place. She addressed the Council asking what they value most. She stated that doing the right thing often hurts or comes with consequences and asked the council to search and find ways to help the citizens so they won't move away or seek other schools. Many of these good people won't be here to volunteer for the PTA, coach sports, or teach theatre and in the end, we are all going to suffer for it. She asked the Council to come together with the school and find a solution because this can't go on any longer. We want to be known for having good schools and we can't wait any longer.

Werner Horn, Ward 2 resident stated that he graduated from Franklin in 1994 and since then has seen a loss of the top 20% of Franklin graduates not returning to Franklin. He stated how frustrating it is and that Franklin can't continue to lose this kind of talent from our community. Currently, the students aren't even waiting until they graduate to leave. They are leaving even before graduation day because of the current situation we are in. WMUR aired an inspiring piece a couple of weeks ago covering the district-wide musical and now we hear the bad press regarding our budget issues. People are at the end of their ropes. All the hard work being done behind closed doors during meetings etc. isn't paying off. Mr. Horn stated that we aren't seeing results, only continued loss of talented staff. He stressed that we don't want to be known as a City with a terrible school system. If it takes an additional tax bill, which is in the control of the City Council and will help the school to make it to the next budget cycle, then it needs to be done. He addressed the Council stating that these decisions are their responsibility to advocate for Franklin and it shouldn't be an option. Everyone in this community will suffer because we won't have quality people in it. We won't have Coaches, PTA members, people who will run for the School Board or people who will want to run for City Council. He stated that he's afraid we are already there and hopes that the Council will study the numbers and figure out the least painful course and if that means passing another tax bill, then do it. Future generations will forgive the City Council.

Leanna Fisher, Ward 3 resident and parent stated she has 4 children in this district and all are enrolled throughout our school system. One child participates in Band. She wanted the Council know that the Band class wanted to come forward and state their passion for what they love. They are sad to learn of the music cuts. She stated she is also looking to take her children elsewhere. She proclaimed that isn't afraid to pay more taxes and do whatever it takes for her kids to have the education they need. At this

point, two of her children are ahead educationally as they were home schooled and there isn't much to offer through public education here. Her children love music and are not athletically inclined. Her daughter is bussed to Winnisquam to take a computer course because there isn't a computer class at the High School. She has lived in Franklin for 15 years and her kids love it here. Her kids want to stay, want a better education, are passionate about music and at this point, she is planning to leave Franklin and take her children where they can receive more. She stated that her daughter has a neurological disorder and music is her medicine. It has brought out leadership in her. Her daughter was afraid her voice would not be heard tonight. Teachers and families are being driven away and we need to find another way.

Leanne Fifield, Ward 2 resident asked two questions for the Council. 1) By show of hands, how many of you, right now, have children in the Franklin School District? – No show of hands. 2) Out of all of you, how many feel that the funding is a crisis in this City – All raised their hands. Leanne stated that it is time to do something and there are so many people leaving this City. She stated that it can't keep happening because there will be nothing left to grow from. She concluded by stated that she is willing to pay more taxes. It's time to cut other departments and stop cutting the school.

Steve Bunker, Ward 3 resident since 2004 stated that he grew up in Lawrence MA and came here about 32 years ago because his parents wanted a better education for him and his sister. He mentioned hearing a lot about the Downtown improvements and all the great businesses, but that won't bring people here. He experienced watching businesses be built up in Lawrence MA but that didn't help Lawrence. He expressed the need to have a good school system in order to attract and keep good people in Franklin. Mr. Bunker asked Councilor Dzujna if he knew of a particular community involved family and said they left Franklin because they were tired of waiting for Franklin to turn around. Mr. Bunker stated that when he tells people that he lives in Franklin, they find it hard to believe. Since he moved here in 2004, he stated that Franklin is not improving, it's getting worse. He commended the teachers for wanting to stay here but if he were a teacher, he would have his resume out to every school district in the State because no-one is guaranteed a job. He also stated that he knows of many families who are considering sending their children elsewhere to be educated and he is considering it as well. Mr. Bunker stated that he wants his kids to have a fair shot at a good education and right now, that's just not happening. He stated that he didn't want to put the City Council Board Members on the spot, but he asked for a show of hands to show agreement that the children are not getting a good education. A few councilors raised their hands, but most did not. Mr. Bunker commented and stated that there are some Councilors that believe the children are getting a good education.

Councilor Desrochers commented to Mr. Bunker's statements mentioning that he had three children that went to the Franklin School System, one went on to college to receive a PHD on a full scholarship, his other son graduated Franklin High School in 1992 and went on to work at Webster Valve due to an Industrial Arts program. His other son was having a lot of trouble in Math when he was in 5th grade. At that time, Desrochers stated that he went to the Council back then and told them that we have a problem. Since that time, the past Superintendent of Schools gutted the school system. There were no more industrial arts, no electrical, no drafting, no home economics but we had one fine Superintendent's office. Classes now are geared for college prep thinking all children will go to college

but not all children go to college and if they did, who will do the wiring, build computer parts, do the plumbing, or dig the ditches. He stated that for the past three years since he's been a Councilor, people have been coming to the Council meetings and blaming the City Council. It's the School Boards responsibility to run the schools and for the last 20 years have been gutting the school system. Auto mechanics class isn't taught anymore nor are any classes taught that helps kids get a job or keep them interested other than going to college. Desrochers stated that he walked into his son's English class twenty years ago and witnessed three other students walk in and just go to sleep at their desks and the teacher said nothing. It is not ok for a teacher to give up on any kid. He stated that some teachers don't bother with "at risk" kids. And every year people come to these meetings and criticize City Council that they don't provide money. Every year, the School Board asked for 1 Million dollars. If we gave a million dollars this year, what happens next year. More must be said than just give us the money. Desrochers stated that over the last 6 years, the City Council presented ideas to the School Board to consolidate the Finance Office. He stated that it's costing us \$70,000 a year and the answer every year is, no. The last six years costs \$70,000 per year equaling \$420,000 in potential cost savings. Desrochers continued stating that it can't be business as usual anymore and it has to stop. The City made staff cuts and cut hours at the Library and the Transfer Station. He also mentioned that it's still business as usual for the School Board but he noted that this School Board had a lot dumped on them that wasn't their doing. Now they're stuck with it and he stated that he sincerely feels sorry for them.

Steve Bunker continued with his public comments stating that you can't build a house without a hammer and nails and asked Councilor Desrochers if he agrees. Councilor Desrochers agreed and then asked Mr. Bunker where the money was going to come from. Mr. Bunker continued to ask the Council to break the tax cap. Desrochers then stated that the Per Capita income in Franklin is \$21,270.

Mayor Giunta informed Mr. Bunker that this time is Public Comment and is not for back and forth and to listen to the Councilor. Mr. Bunker stated that Councilor Desrochers interrupted him. There was a man in the audience who began yelling out and Mayor Giunta asked the man yelling to please be quiet and asked then eventually asked the man to leave the Council Chambers. Mr. Bunker continued to comment stated that he wasn't done speaking. Mayor Giunta stated that Mr. Bunker was asking the Council direct questions and Councilor Desrochers was answering his questions. Mr. Bunker repeatedly asked the Mayor to calm down and the Mayor responded to Mr. Bunker stating that he is not the one that needs to calm down. Mr. Bunker continued to tell the Mayor to calm down. The Mayor then told Mr. Bunker that his time for Public Comment was over. Mr. Bunker stated that he was not done. Police Chief, David Goldstein then provided assistance and returned adherence in the Council Chambers. Mr. Bunker concluded asking when this subject can be debated again. Chief Goldstein continued to ask Mr. Bunker to kindly step away from the podium at which he soon respectfully complied.

Mayor Giunta stated that public comments are to be kept to 30 minutes at 3 minutes per person and it was now time to close public commentary.

Councilor Clarenbach commented to this close of public commentary time stating that Councilor Desrochers had used up more than 3 minutes of public time and requested to allow the public more

time and re-open the public commentary time again. Mayor Giunta then asked the Council if they would like to hear more public comment and they were all in agreement to allow it.

Tim Moquin, Ward 1 stated that the School Board should not cut their budget next time. He advised the School Board to present the full budget next time and keep the money where it needs to be to educate this City. He stated that everyone here knows that the only way for the City and Schools to grow is by means of diversity in all the departments and the only way to get there is through the education of our children. He concluded by stating that Grant Writers and Grants need to be pursued as well to help resolve these issues.

Councilor Desrochers explained again that the Per Capita income is \$21,270. He would like to know how residents will be able to pay any additional taxes. He also recalled that in a previous meeting, a woman sitting in the front row was crying because she couldn't afford higher taxes. Desrochers also commented that there are approximately 60 houses under review every year because they can't pay their current tax bill. There are a few people here that stated they can afford higher taxes but a lot of other people in Franklin can't afford to pay more taxes. 20-30% of residents are currently receiving some kind of assistance or disability income. He wants to know where those residents will find the money to pay more taxes. We will have empty buildings if we even begin to raise rents. Desrochers stating that our current issues have been going on for a very long time. He lived here for 60 years and remembers the City's vibrancy and watched its' struggles grow. It's not the fault of the City or the current School Board. It's been dumped on them and dumped on the City. He asked the public to provide suggestions and ideas to help fix our current problems and to stop blaming the Council and the School Board. He concluded by stating that the Council is trying to help fix the problems but if the taxes are raised, there will be an exodus here like never seen before. Blaming the City Council and pointing fingers at the School Board every budget season complaining about what we don't have isn't helping. We're all trying to get back what was lost and will be better resolved through constructive idea sharing.

Councilor Moquin began stating that no-one is blaming the City Council or the School Board but what we will be blamed for is for not taking action now. Failure to fund the schools is going to further perpetuate the cycle of poverty that continues on and on. Whether we raise taxes or cut other departments it hurts either way, but we can't keep doing the same thing over and over. She agrees with the people that spoke tonight about families who are thinking of leaving because we have a very sick community. We must attract good families to have a healthy community and it can't be done without funding the schools.

Mayor Giunta addressed the audience by stating that those who capitalized on him speaking loudly earlier, that they way to get under his skin is by not defending this City. When people say negative things about this City, they are saying it about every one of its residents. The Mayor shared that he is out there on a daily basis to get people to take a second look at this City. There are positive things happening downtown and if anyone wants to take the steam out of that engine, continued negative comments and not trying to turn opinions around will destroy the good. He also stated that every single dime that the City had at the end of the budget season, has gone to the school systems. He further stated that it's upsetting when people speak to the Council and say the City is not funding the school system, it is an

incorrect statement. People need to start defending their City and their schools. He added that our school system is not alone in this struggle and our community is going way above and beyond to try to address the issues. The Mayor stated that when people stand to address the Council and go down the line and ask for hands, individually and as a Council, it's embarrassing and won't be tolerated. He apologized for the theatrics tonight but if any one of the attendees this evening cares deeply for their children and this City, then start standing up for it and the sacrifices that this Council made for the last several years. The Mayor thanked everyone for attending tonight and showing their interest and concern just as the City Council is.

Public Comment closed at 6:46 PM.

Legislative Comments

None

City Council Acknowledgement

Councilor Dzujna acknowledged the Tilton School students who came to Franklin and cleaned the concession stand and scraped out the dugouts at Odell Park. They go out and help neighboring communities once a year. They worked very hard and did a great job!

Councilor Moquin acknowledged Jack Finley, who is a talented educator and who will be leaving our school district. He started as Franklin High School English Teacher and has worked in the Franklin school system since 1999. She shared that Mr. Finley has been a huge part of our community; he coordinated the emergency preparedness in the school system, mentored children and teachers alike, and also part of our theatre group. He will be greatly missed.

Mayor's Update

Regarding Senate Bill 446 in another attempt to raise revenues for our City and move over to the School side as we always do, the Mayor stated he's been very active trying to get our Solar Projects moving forward. Progress is being made increasing net metered solar from 1 megawatt to 5 megawatts. This allows the City to build larger projects and receive more lease value. He stated that the Bill is currently sitting on the Governor's desk and waiting for his signature.

Agenda Item I

City Council to consider approval of the Minutes of the April 24, 2018 City Council Special Meeting and the Minutes of the May 7, 2018 City Council Meeting.

Motion made by Councilor Ribas; approved with Amendments provided.

Seconded by Councilor Dzujna.

All in favor. Motion passed.

Agenda Item II

The Superintendent, Dan Legallo provided the Monthly School Board update. Mr. Legallo started with sad news of Ralph Downs, the maintenance director, had passed away at the age of 46 losing his battle with Cancer. Mr. Legallo requested a moment of silence for Mr. Downs.

Mr. Legallo stated that we currently have 79 Incoming kindergarten students; an increase over what we currently have. He will be speaking to the School Board about adding another kindergarten teacher to the staff. The Commissioner found a \$1.2M mistake statewide in the Adequacy Funding. This was due to 3rd grade reading level which amounts to \$6,270. Mr. Kevin Barbour, the Middle School Principal, is retiring the end of this year. Mr. Barbour has over 20 years in the school system between the Bessie Rowell and Franklin Middle School.

Mr. Legallo stated that he and School Board Chair Tim Dow will be meeting with attorney John Tobin regarding the lawsuit on the 13th. He added that the School Board has approved Mr. Legallo to work with City Manager, Judie Milner and the City Council on anything relating to the lawsuit. He will be attending the meeting in Pittsfield.

Legallo notified the Council that there were a few plumbing issues at the high school. Rowell Plumbing mitigated the damage of approximately \$4,000. and a couple of steam tables at the Middle School are malfunctioning. He received an estimate of \$5,900 to repair those. He stated that he is trying to keep costs down and that sometimes unplanned things pop up that absolutely must be done. The dishwasher on its last leg and there is a lawnmower problem as well.

Legallo shared good news on the Energy Project. There was enough money to replace both boilers at Paul Smith and the first rebate of \$97,000 for electricity was received.

Mr. Legallo concluded stating that the High School Graduation is June 15th at 6:00PM at the High School and all are invited.

Councilor Dzujna asked Mr. Legallo what time the Pittsfield meeting begins. Mr. Legallo responded stating the start time is 6:00PM.

Mayor Giunta wondered how much it would cost if we were to go into a Claremont III situation. Mr. Legallo responded that he has been speaking with the school attorney and the attorney's thoughts will cost about \$.5M for a Claremont III lawsuit. The idea was to get all 46-50 districts together and pay a share based on the number of kids they have. If a scenario like this plays out, we are looking at a cost to us of about \$8,000 in legal fees to participate in the lawsuit. Mr. Legallo stated that the attorney he is meeting with tomorrow is connected to Andru Volinsky, who worked on the previous Claremont lawsuits. Mr. Legallo stated that he will update the Council after his meeting with the attorney.

Mayor Giunta stated that Claremont II was so successful because there was no cost to the school districts and he asked the Superintendent to keep an eye on what that fee might be. The Mayor also cautioned that it's a completely different Supreme Court now and unsure if the new Supreme Court knows that the word "Cherish" which means the State picks up the bill. It's a very precarious situation.

Agenda Item III

Kayla Bertolino presented an update on the Mayor's Drug and Alcohol Task Force. Kayla provided some background history on the Coalition and provided a hand out called "About Us". She reviewed the details of what the Coalition is starting with her salary, which is paid through a grant and she is excited about being able to do what she loves every day. The vision of the Coalition is to have a healthy, vibrant, substance free community that supports the development of our youth to become strong, engaged, healthy adults. She stated that the City of Franklin provides staff support and fiscal management to the Task Force Coalition. In 2009, the Task Force began as an initiative of former Mayor, Ken Merrifield. She stated that the Task Force was awarded their first Grant, Drug Free Community (DFC) Grant. The second was awarded in 2015 which provides funding until 2019. Kayla explained the different campaigns: Sticker Shock, Pizza Box Messaging, a Drug Drop Box located at the police station, Franklin Youth Initiative, held multiple lunch and learn events, ambassador training, partnered with the High School on Life of an Athlete program, and also partnered with The Juvenile Diversion Program.

Kayla shared that PBS came in and filmed a Roads to Recovery segment which is due to air this fall. She also stated that the Task Force worked with Chris Kontoes and created a Social Media Video campaign. There were many other prevention and partnership events. She concluded saying how proud she is of their Coalition, the amazing leadership team, and the volunteers. She passed around a sign-up sheet to learn more about the Coalition.

Mayor Giunta stated that he and several Councilors attended the Race for Recovery event over the weekend and it was an amazing day.

Agenda Item IV

City Council to consider the lease renewal of the Central New Hampshire Amateur Radio Club.

Motion: Councilor Desrochers moved that the City Council to approve the Non-Exclusive Lease for a one-year period beginning on July 1, 2018 and ending on June 30, 2019 with the Central New Hampshire Amateur Radio Club and authorize the City Manager to execute said lease.

Motion Seconded by Councilor Ribas.

Mayor Giunta asked if there's any discussion with regards to the motion. Councilor Dzujna commented on corrections needed on page 2 of the lease agreement. The insurance amounts are shown numerically incorrect and will need to be corrected. Councilor Ribas requested clarification on the meaning of page 3, line #15. Maybe there was some agreement at that time and the meaning there may not apply any longer so we should find out what that was. With the few edits requested that will be ironed out, the Council agrees that once the corrections are made, it can be approved and be signed off by the City Manager.

No further discussion.

All in Favor. Motion Carries.

Agenda Item V

City Council to consider acceptance of the NH Hazard Mitigation Grant Program (HMGP).

Motion: Councilor Desrochers moved that the City Council accept the terms of the NH HSEM Hazard Mitigation Grant Program (HMGP) as presented in the amount of \$7,500 for the Local Hazard Mitigation Plan Update. Furthermore, the City Council acknowledges that the total cost of this project is \$10,000, in which the City will be responsible for a 25% match (soft match). Finally, the Council authorizes the City Manager to sign the associated documents on the City's behalf.

Motion Seconded by Councilor Trudel.

Mayor Giunta asked for any discussion. Councilor Clarenbach stated that this is actually a hard match if we have to come up \$2,500 in cash. Fire Chief Kevin Lachapelle stated that the \$10,000 includes the soft match amount.

Councilor Zink asked the Chief Lachapelle what type of hazardous waste material will be mitigated and what the personal risk is. Chief Lachapelle explained that the grant is for City-wide planning not handling of hazardous materials, however, there is a hazardous materials component in the plan to measure risk within our community. This also measures risks of our bridges, roads, forest fires, building fires, and anything that can impede on the safety of our community. The Hazard Mitigation Program outlines the funding for the project at Rite Aid. The Plan needs to be updated every 5 years or we are not eligible for any federal funding. He stated that this is not specifically for one particular hazard.

Mayor Giunta asked for further discussion. There was none.

All in Favor. Motion passed.

Agenda Item VI

Other Business

1. Committee Reports – No updates at this time.
2. City Manager's Update - City Manager, Judie Milner shared that there was no Contingent Grant Line Activity for this month to report. The Mayor and City Manager attended the EMS Lakes Region Awards Banquet on May 20th and were honored to witness Fire Chief Kevin Lachapelle, receive the prestigious EMS Lifetime Achievement Award. Congratulations Fire Chief Lachapelle! The Finance Director interviews were held and one candidate stood out and was offered the position. Milner stated that the candidate wasn't able to make the numbers work and had declined the offer. We will be going back out for another round of interviews. Councilor Dzujna and Milner attended the SEC Eversource appeal hearing on May 24th. The SEC denied the appeal so Eversource is filing an appeal with the NH Supreme Court. The Pittsfield forum is being held on June 13th to discuss adequate education funding. Milner and several Councilors are interested in attending this forum in Pittsfield

so Milner asked the Council to consider moving the June 13 City Council Budget Workshop to June 14th instead. The Council members agreed to move the Budget Workshop to June 14th so there's a good turnout at the Pittsfield meeting. The City Manager provided an update regarding "Changing Franklin's Image one step at a time" – through the Federal Agency Forum scheduled for June 12th. Milner stated that the Mayor organized several Federal Agencies to come to Franklin to present their programs and match needs from our local and surrounding community's projects, non-profits, and municipalities. PermaCity Life, Mill City Park, Neil Cannon, Planning and Zoning Director, Dick Lewis, and Franklin Savings Bank, who will be MCing the City's portion of the event, officially kicks-off at 10:30am. The attached flyer in the Council Packet was distributed as the invitation to this event. She informed everyone that there are rumors out there that Avitar is barging their way into people's homes and this is not the case. Avitar assessors are working on a re-evaluation in Franklin and are not entering people's homes whatsoever. They are only driving around the City and can be seen in a car that says Avitar on the side. She concluded stating that the re-evaluation does not drive up the revenue that the City receives. The re-evaluation is the value piece of the tax formula and will likely drive the tax rate down. They are expected to complete this re-eval by June 8th. Free lunches will be provided at the Franklin High School from June 25-August 30th. Governor Sununu sent an email to all the Councilors stating that he is signing a couple of important Bills that affect Franklin. House Bill 1791 and Senate Bill 376.

3. Late Item:

Motion: Councilor Desrochers motioned that the City Council authorize the submission of a formal request to the DES requesting an extension to the DES grant for the final cleanup and site remediation work on the former Macosko Foundry on Chance Pond Road, and authorize City Manager, Jude Milner to endorse all required documents. The extension will run through December 31, 2018.

Seconded by Councilor Ribas.

Dzunja thanked the City Manager for continuing her efforts to request the extra money.

Mayor Giunta thanked Director Dick Lewis for a job well done.

All in Favor. Motion Passed.

Councilor Dzunja commented on the man who stood before the Council this evening at told the School Board to come in with a high budget and if people came to previous budget meetings, it could be seen that the School's budget is level funded. He also commented on Chief Lachapelle working hard to come up with ideas. One idea is bringing in Andover. With that income received from Andover, Chief Lachapelle will be able to hire two new firemen. To tell the School Board to just put in a high budget and let the City worry about it just won't work. Mayor Giunta agreed with Councilor Dzunja and added that he has done so much work to organize events and bring attention to the Federal Government. Good things are happening in our City; we're getting developers on board to come here. To hear people blaming the City Council is upsetting. The Mayor asked the people who blame the City, what have you done to help this City?

Motion: Councilor Ribas motioned that the City Council enter into non-public according to RSA 91-A:3, II(c) Matters which if discussed in public would likely adversely affect the reputation of any person other than a member of the public body itself unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or a waiver of fee, fine or a levy if based on the inability to pay or poverty of the applicant.

Seconded by Councilor Barton

Roll Call:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

Entered into Non-public meeting at 7:26PM

Motion: Councilor Desrochers moved to end the non-public session and enter into Public Session.
Seconded by Councilor Ribas.
All in favor. Motion passed.

Returned to Public Session at 7:36PM

Motion: Councilor Zink moved to seal the minutes because it is determined that divulgence of this information likely would render a proposed action ineffective. Motion seconded by Councilor Ribas.

Roll Call:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

All in Favor. Motion PASSED.

Motion: Councilor Ribas motioned that the City Council enter into non-public 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 Desrochers.

Roll Call:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

All in Favor. Motion passed.

Entered in Non-public meeting at 7:36PM

Motion: Councilor Clarenbach moved to end the non-public session. Motion Seconded by Councilor Ribas.

Returned to Public Session at 7:38PM

Motion: Councilor Zink motioned to seal the minutes because it is determined that divulgence of this information likely would render a proposed action ineffective. Motion Seconded by Councilor Desrochers.

Roll Call:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

All in Favor. Motion PASSED.

Motion to adjourn made by Councilor Trudel, Seconded by Councilor Dzujna.

All in favor. Motion PASSED.

Meeting adjourned at 7:40PM

Respectfully Submitted,

Audrey Lanzillo

CITY COUNCIL MEETING
AGENDA ITEM II



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of September 10, 2018

Subject: Approval of Meeting Minutes

Motion: “I move that the Franklin City Council approve the minutes of the August 6th City Council Meeting.”

Mayor calls for a second, discussion, and the vote.



City Council Meeting August 6, 2018

Call to Order

Mayor Tony Giunta called the meeting to order in the Council Chambers, Franklin City Hall at 6:00 p.m.

In Attendance

Mayor Tony Giunta, Councilor Scott Clarenbach, Councilor Jo Brown, Councilor Vincent Ribas, Councilor Steve Barton, Councilor Heather Moquin, Councilor Paul Trudel, Councilor George Dzujna, and Councilor Olivia Zink

Salute to the Flag was led by Councilor Trudel.

Mayor Giunta began the meeting stating a change in the agenda order moving **Agenda Item IV**, The Reevaluations Update following the Public Hearing and after the Revaluation Update, Public Comment can open. There were no objections from the Council.

Public Hearing

Opened at 6:02PM

Ordinance #03-19 – an Ordinance proposing an amendment to the Franklin Municipal Code, Chapter 160, Fees, 160-1 Fees with regard to Fees charged for services by the City of Franklin Fire Alarm Listed Agent Fees.

There were no public comments.

Agenda Item IV

Mark Stetson, who was accompanied by Lauren Martin, President of Assessing Operations of Avitar began a review of the revaluation process first providing some background. Avitar was hired in March of 2017 to perform general assessing duties for the City and also to perform a cyclical revaluation in 2018. Part of the contract included data verification on 25% of the City's properties in 2017. This was done by visiting the properties, putting a tape measure down, inspecting interiors where property owners allowed us to do that and basically verifying physical data. He stated that this is part of a typical 5 year cycle and Avitar is stepping into this cycle at the tail end of this 5 year cycle. This cycle includes a re-evaluation at least once every 5 years by every community in the state. Some communities choose to do this more often with an associated cost to do so. Some that choose to do these more often have a full-time staff that works for the City or Community to do that but there is a cost to do this. The State dictates that it has to be done at least once every five years. One of the pieces of this revaluation is to

bring all of the property assessments to Market Value. He stated that to do this, they looked at the sales that have taken place over the past year to assist in establishing the new values. Where ever the sales indicate where the values should be, is a starting point. The last time the City went through this process was 2013 when we were just beginning to crawl out of the economic downturn during that time. Mr. Stetson stated that it's expected that we would see a market appreciation at this point. He stated that a similar revaluation was completed in Boscawen, a smaller community who are seeing a 17% appreciation from where they were 5 years ago. The town of Greenville, a similar town, demographically to Franklin, is also seeing an appreciation of about 17%.

Mr. Stetson informed the public that folks can schedule a hearing which can consist of a one-on-one meeting with the Avitar team. Ask questions to the data collectors who will also be on-site. If something is wrong with the data on your home, someone can be sent out to your house and do a walk thru to confirm or correct the data. As a result of this continued process, the end value increase for the City is subject to change. The 20% mentioned, is not a firm number just yet. He stated that the goal is to bring properties to 100% of market value. The State has some oversight in this process. Next year, a comparison from this year's home sales against property values will be telling as these new assessments should match that. There must be uniformity and constancy in the process. Similar properties should be assessed against similar properties. If there are errors, this process will help flush those out. He stated that in order to make things a bit easier, the data is posted up on the Avitar website. A homeowner can look up their tax card and also look at other tax cards in town. He stated that this process may not have been done in the past so some people may be seeing their tax card for the very first time and catching a pool or a room that used to be there but is no longer there.

Mr. Stetson shared MLS statistics show currently 61 residential properties on the market in Franklin. Of these, 21 are under active contract or pending sale. Of these 21, days on market range from 1 day to 325 days but the medium is 29 days on the market. This shows that properties are moving fairly quickly. From October 1, 2017 through today, MLS reports that there were 120 sold during this period of time.

Councilor Dzujna asked Mr. Stetson how his property can go up almost \$60,000 and stated that a lot of people received similar appreciated values. He asked what could be the reasons for this large increase. Mr. Stetson responded stating that it all goes back to the sales and the way the layout of land and the property conditions are. The prior property values may have been incorrect, revaluations haven't been done since 2013, and comparing comparable properties to current sales affect the recent values.

Councilor Ribas stated that most people are questioning the increase in their land values and is this revaluation compared to sales of empty lots and is this being compared to surrounding communities as well. Mr. Stetson responded stating that it's really the total value that is being looked at. There is some correlation to surrounding communities. Although vacant land sales have value based on the value of sold land, typically there is a development cost associated with it. So a vacant parcel likely sells for less than what is broken of the improved part of land or a building.

Councilor Clarenbach described his visit to the Avitar website and discovered that an appreciation of 40% was more common on the premier properties. He asked Mr. Stetson if there is a different strata for residential properties. Clarenbach also stated that commercial properties increased between 80-100% which is quite substantial.

Mr. Stetson responded stated that as far as the residential revaluations, consistency in the process of calculating wasn't there previously. On the commercial side, in one particular case where the property is investor owned and has a good tenant with 2 years left on their lease, this property was previously assessed for only \$230k-\$240k but when revalued, it jumped up to the mid \$400k range and is on the market for \$590k.

Councilor Clarenbach wondered where Eversource, the largest taxpayer, falls because they aren't part of the regular taxation process because there are no comparable sales to consider when valuating that property. Mr. Stetson stated that this property was revalued in 2017 but are continuing to look at this for 2018 and mentioned that the City doesn't collect on all 4 components of taxation from Utilities. The state collects on a component.

Councilor Desrochers asked Mr. Stetson how his team arrived at value of \$58,000 for a developed piece of property with less than an acre and arrive at \$56,000 for another developed property of lesser size? Mr. Stetson stated that components all play in such as a paved vs. gravel driveway and topography can adjust the value. Mr. Stetson urged people to make an appointment to address individual concerns so Avitar can explain and show how they arrived at a particular value.

Mayor Giunta asked Mr. Stetson to provide an example of an average increase in assessed value, City-wide, was 20%, recognizing there are three piece to this, how much of an increase would the tax payer need to pay? How does the tax rate change, based on the value that they just received in the mail?

Mr. Stetson replied, "Franklin is somewhat unique in this process because, Franklin's tax rate is controlled by the tax cap. Unlike most communities, who, if the voters at the town meeting decide that they want to spend one million dollars to build a new town hall, and not bond the process so the entire million dollars is going to come out of this year's tax base then the tax payers are hit with this rate." He also stated that "if the school decides they're going to build a new school or something like that, the fluctuation for property tax bills as a result of the rate fluctuating, can sometimes be pretty dramatic". He continued, "Obviously with the tax cap, there's some assurance to folks that this isn't going to happen.

Mr. Stetson further explained that, "Roughly 2% of what the previously bill was last year, if nothing had changed, would be an increase and the cap will hold it to that". If the City's total values increased by 20%, then conceivably, if nothing else changed, and if that property increased by that amount, then the owner could conceivably see a 2% increase in their bill." He continued stating that not every property will change in value by a fixed percentage. This isn't how the process works. We need to put everybody on the same playing field and make sure everyone is assessed equitably in a similar fashion.

Mayor Giunta summarized by stating that if someone's property value increased by 20%, the tax rate would drop to adjust keeping it under the tax cap and this property's tax CPU would increase by 2.1%

Councilor Ribas stated that some older homes are suddenly being assessed with features original to the home such as a fireplace. Mr. Stetson stated that fireplaces were previously assessed but the value was buried in the total value. Avitar pulled it out for transparency and during some inspections, it was found that a few homes had a fireplace listed but actually didn't. Views are also a component and add some value to an assessment.

There was no further discussion on this topic.

Public Comments

Tim Flaherty, Sterling Drive resident, stated that it's nice to have an on-line system which wasn't available years ago and so he was able to go on-line and compare his property tax card with another neighbor's. He found that his house was listed as having 5 bathrooms but only had 2 and has been paying on this for more than 10 years. He shared that most of the properties in the Sterling Drive area appreciated at least 20% and his specifically increased 33%. He stated that he made an appointment to review this latest assessment with Avitar. He also pointed out that some of his neighbor's land values increase 150% and properties that share the same land saw very varying new assessed values. It's all over the place and not consistent. Mr. Flaherty mentioned that he compared the Lake St. properties where the values actually went down and overall appreciated in the single digits. He is hoping this will be looked at closer and that people will come out and schedule the meetings with Avitar to review their property's new assessed value and some of these significant inconsistencies, at least in his neighborhood.

Leigh Webb, ward 3 stated that he tried to make an appointment but got lots of busy signals all morning and finally got a call back at 4:20p.m. Mr. Webb stated that, "Based on an assessed value going up, the tax cap states that the assessed value and the tax rate will somewhat balance out. If your assessed value is more, you would pay more but not an immense amount more because of the tax cap." He wanted to make sure that people understand the other side of that by stating "if you're revalued at 35%, 40-50% more than what it has been for many many years, should anything occur with the tax cap, because, as you know with the school budget, there have been a lot of people coming up to the podium microphone and suggesting that maybe the tax cap needs to be modified. Some people even said the tax cap needs to be revisited, possibly even rebilled, if that happened and these increase of values, you would be slapped with a much higher property tax bill without the cap so if the tax situation should change in Franklin, understand that if you have a much much higher assessment, you may want to challenge it because you have no idea what the future may hold."

Werner Horn, ward 2 resident asked what the property value trends have been for the last 10-20 years and what were the stable or drop causes?

Mr. Stetson responded that trends from the early 2000's-2008 we saw a very rapid appreciation then from 2008-2009, property values dropped. What we're seeing now is the market recovering from that. Avitar works in 65 communities all around the state and some areas didn't suffer the large drop. In one community, the banks and lending practices actually dictated property values which plummeted and only today, are just barely coming back.

Lauren Martin, Avitar director, stated that one of the big problems with this assessment is that they didn't do the assessments the first time around so they can't speak to the accuracy or reasons why values were where they were. She stated that the comparison from then to now is difficult to do. Values change from different classes of properties. Financing and interest rates also contribute to what a property will buy and sell for.

Mr. Stetson added that a recent trend that they're seeing is in older, not well maintained homes, are not holding their value and not appreciating at the same rate of new homes or older renovated and energy efficient homes.

Annette Andreozzi, ward 3 resident stated that she lives in an area of predominantly older homes and people she's been talking to said that their older homes have gone up between 30-50%. None of these homes have had work done in the past 5 years. She stated that there have been very few sales of these types of homes in this area to compare them to and if there haven't been any sales, that it can't be said that the market value has increased. She added that it is totally unfair to compare to anywhere else. Franklin does not fit to other communities. She stated that she was surprised that there were 121 sales last year. She only knows of one in her area. She knows people who have taken their homes off the market because they couldn't sell them. There are a lot of other things that should have been considered when revaluating and to just increase the value, is not appropriate or fair to the people of the town. She concluded by stating that there is a lot more going on here that she is uncomfortable with and doesn't meet the correct valuation process.

Mayor Giunta asked Mr. Stetson to speak about a particular segment that doesn't sell much such as a car wash or things like that where there are really no comparable sales.

Mr. Stetson responded stating that there are a host of things to look at with commercial properties. A couple are considering the income produced on the property or a cost guide called Marshall and Swift that can be referenced to kick-start the process. He added that there are certain areas that are more desirable than others and this is called a neighborhood adjustment.

Al Warner, ward 3 resident asked about the meaning of older properties and having only 30 days to review the information on-line. He asked if it could be made available for longer than that. Mr. Stetson replied stating that tax bills need to go out and the department of revenue has an annual deadline of September 1st to submit a summary to the DRA that show the city's values. They have already asked for an extension to October 1st which is also the end of their contract with Franklin. Mr. Stetson would like to extend the hearing process but can't extent the contractual date with the City. Mr. Warner clarified

that he wasn't asking for extra time to review the assessments rather he asked for extra time to keep the information available to the public.

City Manager Judie Milner responded to Mr. Warner's request sharing that there is a place on the City's website called Mapping and once Avitar completes the revaluation, this information will be imported to the City's website where the information will be available on an ongoing basis.

Resident Mr. Doug Rogers from 52 Chance Pond Road asked if there is there a deadline on filing for abatement once the assessments are complete. Mr. Stetson responded stating that the informal hearings are currently being held and once this part of the process is complete, the values are then sent to City and then if a taxpayer is still aggrieved, that person has until March 1st to file the abatement with the City's Assessing Office.

Willie Makis, ward 3 resident asked Mr. Stetson when he did his analysis, did he only use Franklin residential properties or did he incorporate any surrounding towns. Mr. Stetson replied that he only looked at Franklin.

No further Public Comments were made.

Public Comments session concluded at 6:46PM

Agenda Item I

The City Council to consider approval of the minutes of the July 2nd City Council meeting.

Motion – Councilor Dzjuna moved that the City Council approve the minutes of the July 2, 2018 City Council meeting. Seconded by Councilor Ribas.

All in favor of amended updates. Motion PASSED.

Agenda Item II

The monthly School Board report was provided by Tim Dow. Superintendent Dan LeGallo was on vacation.

Mr. Dow stated there was no School Board Meeting in July. Next meeting is scheduled for August 20th. School starts up again on September 4th. There are currently 87 kindergarteners enrolled for the upcoming school year. A kindergarten teacher was added but the State wants us to maintain 18-20 students per teacher. There is also a higher level of special education students coming in to kindergarten from Pre-school as well. The School Board, Superintendent will keep a close eye on this. The Principal at Paul Smith and Superintendent have been discussing as well.

Mr. Dow stated that all the Administrations have been hired for the coming school year. There is a new Middle School Assistant Principal, a new Building and Grounds Director, and a Grant Writer was hired as well.

Mr. Dow concluded with an update on the energy projects. They are on schedule. The roof will be completed prior to school starting. Meeting ongoing with EEI; they are working on the LED lights and on schedule. New boilers are in the schools. An air conditioner on the roof of the Middle School wasn't working and needed to be replaced as the parts were no longer viable to purchase. The cost to replace it was \$46k and added into the Energy Project. A crane was needed to replace the unit, which is an energy saving unit so there will be cost savings realized. If there is any unforeseen required work that comes up, it won't interrupt school opening. A night crew will work to correct any issues if they pop up.

Councilor Brown asked Mr. Dow if the school was able to hire back any of the teachers that were laid off and Mr. Dow replied that the school did however not all were available as a few got jobs elsewhere. The Spanish Teacher, Art Teacher, and Music Teacher were all hired back full-time. Interviews for Math Teachers are happening now. The school is approximately 95% fully staffed again.

Councilor Desrochers asked Mr. Dow what the final profit/loss figure was on the cafeteria and asked if a loss is common every year. Mr. Dow replied that the new business administrator is still reviewing the final numbers but it's looking like it's a wash or a small profit this year.

Councilor Trudel asked Mr. Dow if the results of the audit are available to the public yet and if not, when. Mr. Dow replied that they are not available yet and doesn't know when they will be. Hill is still being reviewed and once that is complete then the board approves, it will be posted on the school website.

Councilor Moquin asked Mr. Dow if a qualified Calculus teacher was hired at the High School. Mr. Dow responded that he doesn't know and asked Moquin to contact Dan LeGallo, the Superintendent who will be back in the office on Monday. He continued by mentioning that the two Math teachers that were previously laid off, now re-hired, have teaching levels but not sure if Calculus is part of their expertise.

Agenda Item III

Mayor's Drug and Alcohol Task Force Update provided by Kayla Bertolino. She began stating that currently bi-annual progress reporting is being completed through their grant funds. The Task Force participated in the Franklin Children's Theatre showing financial support through their donation and by showing a pre-show video called "The Natural High" which focused on theatre being a Natural High. The Task Force is working on a Vaping and an ecigarette visual display board which will be used at events on vendor tables. The students will then present and speak about to the boards about what they have learned about Vaping. Kayla was holding what appeared to be a normal Sharpie marker but was actually being used to very easily hide a Juul used for vaping. Inside is also a skin device that looks just like a USB device. The Task Force is also participating, along with the Police Department, at the National Night Out event at Bessie Rowell Community Center. She stated that the Task Force joined with Pizza Chef to do

the Pizza Box fliers again this year. Small group “STAT” teams (Youth/School, media/sustainability, coalition retention, and recruitment) are being created that will focus on certain areas of their action plan and project model.

City Manager Judie Milner shared with the Council and public that she is sad to share the news that Kayla is leaving her position on August 31st. Milner wished Kayla the very best in her future and also thanked her for all her very hard work bringing her Outreach expertise to Franklin’s children and schools.

Agenda Item V.

Council to consider Ordinance #03-19, a change to the Franklin Municipal Code Chapter 160, Fees to add Listed Agent Fees.

Motion – Councilor Zink moved that the City Council adopt Ordinance #03-19 amending the Franklin City Code Chapter 160, Fees to include fees of the fire alarm listed agent program. Seconded by Councilor Dzujna.

Roll Call:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

All in Favor. Motion PASSED.

Agenda Item VI.

City Council to consider rescheduling the September Council Meeting falling on the Labor Day Holiday.

Mayor Giunta requested moving the meeting to September 10th. Councilor Zink asked if since the primary is scheduled for the following day on Tuesday, September 11th, would the set up for the election need to be done and would that affect a Council Meeting set up the night before. City Manager Milner responded that it wouldn’t cause any issues with setting up for the primary.

Motion – Councilor Clarenbach moved that the city Council move the Monday, September 3rd, 2018 City Council meeting, which falls on the Labor Day holiday to Monday, September 10th, 2018 at 6PM in the Council Chambers. Seconded by Councilor Trudel.

All in favor. Motion PASSED.

Agenda Item VII.

Council to consider selling back 175 South Main Street taken by tax deed to previous owner.

Motion – Councilor Desrochers moved that the Franklin City Council deed back 175 South Main Street Map/Lot 099/055/000) upon receipt of all back taxes, water/sewer bills, and interest and penalties prior to August 31, 2018 to Carlton and Mary Ham. Seconded by Councilor Ribas.

City Manager Judie Milner stated that the Funeral Home on South Main Street and several people, who pre-paid for funerals, came forward after the property was deeded. The previous owner, Carlton Ham has now received funding to purchase back the property. This property would be a lot of work for the City if we keep it.

Councilor Clarenbach asked if the Equalized Assessed value is at 10%, it was at 15% before. What is the Council allowed to do, legislation wise on the penalty portion? City Manager Milner replied that the maximum we can charge is 10% now.

**Mayor asked for the vote.
All in Favor. Motion PASSED.**

Agenda Item VIII.

Council to consider disposition of City property to merge with 15 Tannery Street.

Motion – Councilor Desrochers motioned that the Franklin City Council authorizes the City Manager to dispose of City owned property abutting 15 tannery Street (Map/Lot 097-404-00) through a direct sale to the owner of 15 Tannery Street in the best interest of the City with the conditions the owner of 15 Tannery Street merge the City property with the exception of the boat ramp with 15 Tannery Street property within 30 days of closing and to further execute all closing documents in reference to the sale. Seconded by Councilor Ribas.

City Manager Judie Milner provided some background and began explaining that she was approached by the developer who purchased 15 Tannery Street regarding the City owned property behind 15 Tannery. The owner/developer is looking to obtain a turning area for trucks relating to his business tenant there and for construction vehicles.

Councilor Clarenbach expressed that he doesn't think it's a good idea to sell to industrial type businesses along the shoreline. He stated that he doesn't mind working with the developer on some of the property but not the shoreline.

Mr. Richard Lewis, Director of Planning and Zoning further explained that 40-50 feet away from the shoreline isn't going to be used and Councilor Clarenbach stated that since that is the case, then he is ok with them purchasing some of the land underneath the power lines.

Councilor Ribas expressed concern because he couldn't tell where the boat ramp is located and wants to make sure there will still be access to it. The map provided wasn't very clear. Councilor Clarenbach explained the location to him and Director Lewis further shared that her believes that due to the State assisting with the installation of it, it can't nor should be blocked off.

Councilor Brown added that it must remain open and accessible to the public.

Councilor Zink asked if there is any current municipal use of this property in question. Mayor Giunta, City Manager Milner, and Director Lewis replied that there is not.

Councilor Dzujna shared his concern regarding access, fishing rights, and boat ramp usage should continue to be accessible and available to the City.

Mayor Giunta asked for the Vote.
All in FAVOR. Motion PASSED.

Agenda Item IX.

Council to Consider ratification of the Municipal Services employee's union contract through 6/30/2020.

City Manager Judie Milner stated that the contract through date of 6/30/20 was incorrect and that It should be corrected to show the through date as 6/30/21.

Motion – Councilor Desrochers moved that the Franklin City Council approve a three year agreement as presented from July 1, 2019 to June 30, 2021 between the City of Franklin and the State Employee's Association of New Hampshire. Inc.; Municipal Service Department Employees. Seconded by Councilor Trudel.

Councilor Barton asked a question however it was not audible however pertained to the 1% increase and will they receive it every year.

City Manager Milner responded stating that the packet was discussed in May during the Revenue, Benefits and Wages section of the budget meeting. She stated that this discussion explained that the 1% increase equates to \$6,300 for the year and this 1% will not carry forward into the next contract. This is just one time, 1%.

Councilor Zink commented on the vacation time and stated that she understands that many of these employees are snow plow drivers and they are partly restricted from taking vacation time in the winter season and encouraged to take it in the summer months. She stated that she is confused by the change of language in this area and asked whether we are allowed to mandate when they can take their vacation time.

City Manager Milner stated that Municipalities can limit when employees take their vacation time. Director, Brian Sullivan and Deputy Director Brian Barry have been very lenient about this with their employees.

Councilor Zink asked if vacation time is on a regular calendar year (Dec-Dec) or Fiscal (July-July). Milner replied that it does run from July 1 - June 30. For the City and the two Unions, employees can only carry over the equivalent of 1 year's accrued vacation so if the previous year (carried over) is not used, it will be lost as of an individual's hire anniversary date. On the Financial Statements under June 30th, the dollar amount showing the Total amount of vacation time On the Books. For employees, accrued time has to be used within 1 year. This is the same for this union as well.

Councilor Dzujna directed the Council to page 2, section 9.6.2 of the Union Contract. For one system check on weekends and holidays compared to two. Is it necessary to do two water checks over the week end? City Manager Milner state that approx. 1 year ago Director Sullivan and the Water/Sewer Foreman discussed this and they made this change. We have been doing only 1 water system check on weekend and holidays so we wanted the new contract to reflect what is currently being done and it has been working.

Councilor Clarenbach directed the Council to section 14.2.1, the Practice of allowing Transfer Station employees accrual of 40 hours of holiday pay. He is confused on the difference of accruing Holiday vs regular time. City Manager Milner responded stating that in Fiscal year 2014, changes were made to the budget and individuals were laid off. Also, changes to the hours of operation. For the Transfer Station, the changes were both the hours of operation and the hours the employee works. Since most holidays fall on a Monday, employees are allowed to bank a holiday. So this is new verbiage in the contract. We were already following this practice.

Councilor Barton asked how many are covered in the Union Contract. City Manager Milner responded that there are 18 employees. He also asked if uniforms (T-shirts) can be cut out of the contract. City Manager Milner stated that we did supply uniforms in the past and only half even wore them. She stated that approximately one year ago, Director Sullivan aske the employee what they want to use. The City has cut this cost in half because they are using something they will actually wear and it needs to be replaced every year.

Councilor Ribas stated that there is a change missing in the Summary, Section 10.2, it changed from Appendix A Matrix to Appendix B Matrix. In the contract shared tonight, neither of these Matrixes have

been made available tonight. The B Matrix contains wage information and is always referred to as the A Matrix, provided by the Union. Milner stated that she noticed this from the previous contract renewal. The B Matrix is in the Budget that the Council approved and not included today because the Council hasn't ratified the Contract yet. It will include the one-time 1% adjustment.

Councilor Clarenbach referenced the Federal Supreme Court decision on Non-Union and this Union has historically low membership. He thought other members had to pay even if they are not members. This Union charged an agency fee to those who didn't want to join the Union. Three members were affected by this. As soon as the Court decision was made, only Union and Non-union agency members had this deduction. A non-member had to have their approval to pay the agency fee in writing. The City is not allowed to impose it unless the employee signs and agrees to pay it.

No further Discussion.

Mayor Giunta asked for the Vote.

All in Favor. Motion PASSED.

Agenda Item X.

Council to Consider setting a public hearing for Resolution #02-19, accepting and appropriating a \$30,000 USDA grant for technical assistance.

Motion – Councilor Desrochers moved that the Franklin City Council set a public hearing to be held at 6:05 on the 10th of September, 2018 meeting of the City Council for Resolution 02-19 for the acceptance of Rural Development Grand Funds and matching funds, and the appropriation and expenditures of these funds starting in in Fiscal Year 2019. The Funds will support the work of the White Water Park Development Coordinator and the efforts to design, permit, and construct Phase I of the White Water Park and associated work on Mill City Park. Seconded by Councilor Dzujna.

Mayor Giunta asked for Discussion. No further discussion.

All in Favor. Motion PASSED

RESOLUTION # 02-19

A Resolution Relating to a Supplemental Appropriation for Fiscal Year 2019.

In the year of our Lord, Two Thousand Eighteen,

WHEREAS, the City Council of the City of Franklin has adopted a budget for Fiscal Year 2019 which began July 1, 2018, and;

WHEREAS, the City Council recognizes the recent efforts to improve the economic and residential viability of the downtown and the need to continue with additional progress, and;

WHEREAS, the City has been awarded another grant from the Rural Development Office of the US Department of Agriculture in the amount of \$30,000, with the funds to be used for the White Water Park Development Coordinator to assist with the successful creation and establishment of the white water park, and;

WHEREAS, matching funds in the amount of \$15,000 will be directed towards this project for a total project funding of \$45,000, and;

WHEREAS, \$17,100 in soft matching funds [time dedicated by the City and FBIDC staff] will also be directed towards this project, and

WHEREAS, the City Council recognizes that these grant funds will provide the City a unique opportunity to assist in the redevelopment efforts which will benefit all downtown property owners and business owners, Now,

THEREFORE BE IT RESOLVED, that at the scheduled meeting of the City Council on September 10, 2018, the City Council of the City of Franklin, New Hampshire does hereby vote to adopt resolution 02-19, accepting the grant funds from the USDA, Rural Development office, and accepting the matching funds, hereby authorizes the City Manager to execute all grant documents and hereby authorizes the following non lapsing appropriations,

An increase in revenues:

Acct# 01-1-000-33111-437 Federal Grant – USDA Rural Technical Assistance – Thirty Thousand Dollars (\$30,000.00),

Acct#01-0-000-35085-437 Donations – Fifteen Thousand Dollars (\$15,000.00),

And an increase in expenditures:

Acct# 01-1-302-40110-437 Wages – USDA Rural Technical Assistance Forty-Five Thousand Dollars (\$45,000.00)

By a roll call vote.

Roll Call:

Councilor Barton	_____	Councilor Dzujna	_____	Councilor Ribas	_____
Councilor Clarenbach	_____	Councilor Brown	_____	Councilor Trudel	_____
Councilor Desrochers	_____	Councilor Moquin	_____	Councilor Zink	_____

Approved: _____
Tony Giunta Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remains in full force and effect as of the date of this Certification and that Katie A. Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy, attested: _____
City Clerk

Date: _____

Agenda Item XI.

Council to consider setting 2 consecutive public hearings for application for Community Development Block Grant Feasibility Study funds for predevelopment technical assistance for the Arts & Culture Hub.

Motion – Councilor Clarenbach moved that the Franklin City Council schedule two consecutive public hearings on September 10, 2018 beginning at 6:00PM regarding an application for a Community Development Block Grant (CDBG) Planning Grant up to \$12,000 on behalf of PermaCityLife for predevelopment technical assistance feasibility study of an art block in downtown Franklin. Seconded by Councilor Ribas.

No discussion.

All in favor. Motion PASSED.

Agenda Item XII.

Council to consider setting a public hearing on Resolution 03-19 Authority to Borrow additional funds from the Drinking Water State Revolving Fund for the Pleasant street pressure reducing vault project.

Motion – Councilor Clarenbach moved that the Franklin City Council set a public hearing on September 10, 2018 at 6pm regarding resolution 03-19 authority to borrow \$100,000 in additional funding from the Drinking Water State Revolving Fund for the Pleasant Street pressure reducing vault project. Seconded by Councilor Ribas.

Councilor Clarenbach commented on the Public Hearing acknowledged the water bills have already been going up and also stating that this costly project is necessary.

No further discussion.

All in favor. Motion PASSED.

Motion – Councilor Clarenbach moved to read the title only of Resolution 03-19. Seconded by Councilor Ribas.

All in favor. Motion PASSED.

RESOLUTION 03-19

A Resolution granting the City Manager the authority to file a Loan Amendment Application for additional funding under the State of New Hampshire, Drinking Water State Revolving Fund (DWSRF) Program and designating the City Manager as the City's authorized representative.

WHEREAS, the City of Franklin, New Hampshire after thorough consideration of the nature of its drinking water system needs, hereby determines that the construction of certain works, generally described as the "Pleasant Street Pressure Reducing Vault" is desirable and in the public interest, and to that end it is necessary to apply for assistance from the New Hampshire, Drinking Water State Revolving Fund (DWSRF) in an amount not to exceed \$250,000 through resolution 06-18 adopted by City Council November 6, 2017; and

WHEREAS, the City of Franklin, New Hampshire after receipt of bids for the project wishes to apply for an additional \$100,000 making the total DWSRF loan funding for the "Pleasant Street Pressure Reducing Vault" project \$350,000; and

WHEREAS, the City of Franklin, New Hampshire has examined and duly considered the provisions of RSA 486:14 and the New Hampshire Code of Administrative Rules Chapter Env-Dw 1100, which relate to loans from the Drinking Water State Revolving Fund and deems it to be in the public interest to file a final loan application and to authorize other actions in connection therewith; and

NOW, THEREFORE, BE IT RESOLVED BY the Franklin City Council, Franklin, New Hampshire, the governing body of said City of Franklin, New Hampshire as follows:

1. That the person holding the position of City Manager currently held by Judie Milner is hereby designated as the Authorized Representative of the City of Franklin for the purpose of filing an application for a loan in accordance with New Hampshire Code of Administrative Rules Chapter Env-Dw 1100, furnishing such information, data and documents pertaining to the applicant for a loan as may be required; and otherwise to

act as the authorized representative of the Applicant in connection with this application and if such loan can be made, is the designated Authorized Representative of the Applicant responsible for furnishing such information, data and documents pertaining to disbursements for the loan.

2. That if such loan be made, the City of Franklin agrees to repay the loan as stipulated in the loan agreement.
3. That certified copies of this resolution be included as part of the application to be submitted for a loan.
4. That persons holding the following position(s) at the time of loan execution are authorized to sign the loan agreement binding the City of Franklin to the terms and conditions of the loan: Primary signatory being Judie Milner, City Manager and in the event of her absence, Brian Barry, Deputy Municipal Services Director.
5. That if such loan be made, the City of Franklin agrees to make provisions for assuming proper and efficient operation and maintenance of the facilities after completion of the construction thereof.

Roll Call:

Councilor Barton	_____	Councilor Desrochers	_____	Councilor Ribas	_____
Councilor Brown	_____	Councilor Dzujna	_____	Councilor Trudel	_____
Councilor Clarenbach	_____	Councilor Moquin	_____	Councilor Zink	_____

Approved: _____
Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remain in full force and effect as of the date of this Certification and that Katie Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy, attested: _____
City Clerk

Date: _____

Agenda Item XIII.

Other Business

1. **Committee Reports** – Councilor Brown stated that she hopes there is great interest from the public in her leading the new Designing Franklin’s Education for the 21st Century Committee. There have been a couple of meetings thus far and pointed out that Tony Schinella from the Department of Education, was dismissed from the Designing Franklin’s Education Committee due to some negative news in the Concord Monitor and currently looking for a replacement.

Councilor Brown continued with an explanation of the committee’s vision and purpose. To summarize, the committee is dedicated to prepare Franklin’s students to become involved and responsible community partners that we need all people in our Community to be. And for all to develop their own talent through a structured and supported school system that addresses not only their individual differences, but also promotes a community of caring adults. The Purpose of this Committee is to study and provide suggestions. This Committee is not going to be deciding for the City or the School District on what they are going to do. This Committee is gathering data, pulling it all together, and some point will present it out to the public so everyone can see where the Committee is and make suggestions on what ideas are gathered.

Part of this process is gathering a lot of data from the Department of Education some of which are, looking at “like” communities, what are they doing or not doing, what they have learned, can Franklin learn from them. The Committee is looking at a lot of Out-of-the-Box things. Community suggestions are welcome. Some ideas received were: Technology advantages, Grant opportunities, area consolidations, Buildings and Grounds, and supplies. Also, the Committee will be looking at better regional partnering extended learning opportunities like Hinsdale High School. Dan LeGallo and Councilor Brown will continue discussions in these areas. She stated that other Charter Schools have a waiting list. What are they doing right? Councilor Brown stated that the ratio between the City and the Schools is poor and needs to be looked at. She implored that input is needed from the community on ideas on what the children really need as a 21 Century education system and how do we get there. This isn’t a funding focused discussion. The idea is to focus on what kinds of curriculum or changes accountability. Anyone who wishes to share their thoughts can write to City Hall, 316 Central Street, Franklin NH 03235. Please sign your suggestions and mention if you are a parent of a student here, from the administration side of the school system possibly a teacher, or a citizen. So the ideas can be categorized as they come in. She concluded by stating once there is a plan then discussions on funding can happen as a community. What does the education need to look like, this is what it will cost, this is where we are, this is where we want to be, and how do we get there?

Next DFE Committee meeting will be held on August 10th downstairs in the Blue Room at City Hall. Committee members are: Jo Brown (Chair), Chris Kneeland, Carol Hodgdon, Sandra Burney.

2. **City Manager Update** – City Manager Judie Milner provided an update on the following:
- a. Contingent Grant Line Activity for the City of Franklin
 - i. Received \$1,650 from Cecile Rowel for benches at BRCC playground.
 - ii. Received \$6,065 from ClearChoiceMD for paramedic training (FF Anthony Roberts)
 - b. Congratulations were in order for Sargent Guerriero for his new title as the President of the State D.A.R.E Association.
 - c. Recycling Update – The City is spreading the word through the City Website and the Newsletter going out. City Manager Milner stressed that we want to keep the habit of recycling intact. The recycling vendor believes the market will come back and rather have the residents get out of the habit. The current cost of recycling has almost doubled. It's currently \$129.00 per ton. This will be reviewed on a quarterly basis and once the cost comes down as it has before, we will start up the program again. She concluded by asking everyone to continue separating as before.
 - i. Councilor Ribas asked City Manager Milner if we should still separate out glass and if it is still being used for paving materials. Milner replied that we are still separating it out and the residents needed to bring that separately to the transfer station because the single stream facility does not want to take glass. We can, however, recycle glass from the transfer station separately.
 - ii. Councilor Brown mentioned that the cardboard area at the transfer station was closed and wondered if we are still going to recycle that. Milner responded that we are not opening the cardboard compactor. Milner added that cans and metals are still being accepted.
 - iii. Councilor Dzujna stated that there is still money in glass.
 - iv. Mayor Giunta asked City Manager what the average tonnage is per month. Milner responded that our annual of 5k tons.
 - v. Councilor Ribas stated that as word gets out, he hopes that residents know that they should take glass and metals directly to the transfer station.
 - d. DES Update – PFOA situation. The Department of Environmental Services has requested additional information from the City and take the next step in testing. PFOA were detected at the Fire Station. There are no wells in the area. There are no PFOAs in the City Water System. This is a monitoring situation. Eversource has allowed us to utilize their test wells. We may need to do a few more test wells and the results will be brought before the Council if those tests need to be done. Milner stated that funding is needed for this also.
 - e. NHMA – It's that time of year again to discuss law changes and policies through the Municipal Association. City Manager Milner handed out a Memorandum from the Municipal Association explaining how the policy changes work and that there are some floor changes are due by the 10th. Their meeting will be held on Friday, September 14th to discuss what they are going to push and focus on for the next legislative season. Milner shared the policies with the Council to review before the next City Council

Meeting on September 10th. City Manager Milner asked the Council for some feedback and direction for City Clerk Gargano.

- f. School Funding Meeting Update – City Manager Milner is still working with the gentleman who works the numbers for the Claremont Suit. There is some struggling with the tax cap calculation with the pieces that the City does not provide to our students that other communities can provide to our students. A meeting date to discuss whether our community is a good candidate to move forward with a suit will be shared as soon as all of the information has been reviewed.
- g. The Strategic Plan/Vision Statement – Milner has been in contact with Carl Webber and it's looking like Primex will be chosen. Milner asked the Council for a couple of dates in late September or mid-October the latest to meet with Carl Webber and discuss next steps. The Council reviewed their calendars and chose September 17th and September 19th (back up date) as options to meet with Carl.
- h. The Salisbury Parade this coming weekend – The 5 ton that was planned to be driven in the Salisbury Celebration isn't operable and currently in the shop. It may or may not be fixed by the weekend.
- i. Congresswoman Annie Kuster visited Franklin today and City Manager was honored to give her a walking tour of our Downtown area. Congresswoman Kuster works with the USDA and she helped us with the recent grant we received and is watching out for us for possible future project/grant matches.
- j. Finance Director – Interviews underway and feeling positive on a couple of the candidates.
- k. The MS232 Department of Revenue form that is submitted to set our tax rate needs to be signed off and mailed in.
- l. Brian Sullivan asked City Manager Milner to say thank you to everyone for all the cards and well wishes. Keep them coming!
- m. City Manager Milner asked the Council if the subject of changing the name of Columbus Day to Indigenous People's Day should be added to the agenda for the September 10th meeting.
 - i. Councilor Zink stated that other communities are doing something similar and it would be an interesting conversation but supports the discussion of a Resolution of renaming and possibly calling it both.

Mayor Giunta requested a 5 minute recess @ 8:04PM

Meeting reconvened at 8:16PM

Motion – Councilor Zink moved that the Franklin City Council go into nonpublic session according to RSA 91-A:3 II (d) consideration of acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a part or parties whose interests are adverse to those of the general community. Seconded by Councilor Ribas.

No Discussion

Roll Call Vote:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

All in favor. Motion PASSED.

Entered into nonpublic session at 8:18PM

Motion – Councilor Desrochers moved to end the non-public session and return to public session.
Seconded by Councilor Clarenbach.

All in favor. Motion PASSED

Public Session reconvened at 8:25PM

Motion – Councilor Desrochers moved that the Franklin City Council seal the minutes because the divulgence of this information likely would render a proposed action ineffective. Seconded by Councilor Trudel.

Roll Call:

Councilor Barton	<u>Yes</u>	Councilor Desrochers	<u>Yes</u>	Councilor Ribas	<u>Yes</u>
Councilor Brown	<u>Yes</u>	Councilor Dzujna	<u>Yes</u>	Councilor Trudel	<u>Yes</u>
Councilor Clarenbach	<u>Yes</u>	Councilor Moquin	<u>Yes</u>	Councilor Zink	<u>Yes</u>

All in Favor. Motion PASSED

Motion – Councilor Clarenbach moved that the Council authorize the City Manager to dispose of property located at 12 Prescott Street, land and building. Parcel # 095-007-00. Seconded by Councilor Dzujna.

All in Favor. Motion PASSED.

Motion – Councilor Zink moved to adjourn. Seconded by Councilor Ribas.

All in favor. Motion PASSED.

Meeting adjourned at 8:35PM

CITY COUNCIL MEETING
AGENDA ITEM III



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of September 10, 2018

Subject: School Board Report

The Superintendent will provide a monthly report to the Mayor and City Council.

CITY COUNCIL MEETING
AGENDA ITEM IV



CITY OF FRANKLIN COUNCIL AGENDA REPORT

City Council Meetings of August 6, 2018, and September 10, 2018

From: Richard Lewis, Director of Planning and Zoning
Subject: Setting of Public Hearing to consider Resolution 02-19 for the acceptance, the appropriation, and the expenditure of grant funds from the USDA's Rural Development office and matching funds

Approval of Resolution 02-19 at the September, 2018 Meeting of the City Council

Recommended Motion for the August 2018 meeting of the City Council:

"I move that the Franklin City Council set a public hearing to be held at 6:05 on the date of the September meeting of the City Council for Resolution 02-19 for the acceptance of Rural Development grant funds and matching funds, and the appropriation and expenditures of these funds starting in Fiscal Year 2019. The funds will support the work of the White Water Park Development Coordinator and the efforts to design, permit, and construct Phase I of the White Water Park and associated work on Mill City Park.

Recommended Motion for the September 10, 2018 Meeting of the City Council:

"I move that the Franklin City Council vote to approve Resolution 02-19, which accepts the grant funds from the USDA Rural Development office, and the matching funds and approves these new revenues and the expenditures of these funds for White Water Park Development Coordinator. I further move that the City Council authorize the City Manager to sign and take action on all relevant documents pertaining to the administration of this grant.

Discussion:

As you are aware, the City received grants from USDA Rural Development in 2015 and 2017. We used those funds to establish the position of a Downtown Business Coordinator, who focused on bringing new ideas and improved communication to several key tasks including marketing assistance for the downtown businesses, helping new or emerging businesses gain the proper foundation to grow and prosper, seeking other grant or loans that might assist businesses or property owners, and working with all businesses and investors to bring increased vitality to the downtown area.

For the 2018 grant application to Rural Development, the focus has shifted to the efforts for the establishment of the White Water Park. The City's application was awarded \$30,000 in grant funds; another \$15,000 in matching funds will also be used to support this project.

The recommended motion for the September meeting of the City Council calls for the acceptance and expenditure of these funds, and will provide for all actions to administer the grant.

Concurrences and Fiscal Impact:

The City Council supported the submission of the 2018 grant application. There are no direct expenditures by the City for this project.

Attachment: Copy of Resolution 02-19



CITY OF FRANKLIN, NEW HAMPSHIRE
"The Three Rivers City"

316 Central Street
Franklin, NH 03235

(603) 934-3900
fax: (603) 934-7413

RESOLUTION # 02-19

A Resolution Relating to a Supplemental Appropriation for Fiscal Year 2019.

In the year of our Lord, Two Thousand Eighteen,

WHEREAS, the City Council of the City of Franklin has adopted a budget for Fiscal Year 2019 which began July 1, 2018, and;

WHEREAS, the City Council recognizes the recent efforts to improve the economic and residential viability of the downtown and the need to continue with additional progress, and;

WHEREAS, the City has been awarded another grant from the Rural Development Office of the US Department of Agriculture in the amount of \$30,000, with the funds to be used for the White Water Park Development Coordinator to assist with the successful creation and establishment of the white water park, and;

WHEREAS, matching funds in the amount of \$15,000 will be directed towards this project for a total project funding of \$45,000, and;

WHEREAS, \$17,100 in soft matching funds [time dedicated by the City and FBIDC staff] will also be directed towards this project, and

WHEREAS, the City Council recognizes that these grant funds will provide the City a unique opportunity to assist in the redevelopment efforts which will benefit all downtown property owners and business owners, Now,

THEREFORE BE IT RESOLVED, that at the scheduled meeting of the City Council on September 10, 2018, the City Council of the City of Franklin, New Hampshire does hereby vote to adopt resolution 02-19, accepting the grant funds from the USDA, Rural Development office, and accepting the matching funds, hereby authorizes the City Manager to execute all grant documents and hereby authorizes the following non lapsing appropriations,

An increase in revenues:

Acct# 01-1-000-33111-437 Federal Grant – USDA Rural Technical Assistance – Thirty Thousand Dollars (\$30,000.00),

Acct#01-0-000-35085-437 Donations – Fifteen Thousand Dollars (\$15,000.00),

And an increase in expenditures:

Acct# 01-1-302-40110-437 Wages – USDA Rural Technical Assistance Forty-Five Thousand Dollars (\$45,000.00)

By a roll call vote.

Roll Call:

Councilor Barton _____ Councilor Dzujna _____ Councilor Ribas _____

Councilor Clarenbach _____ Councilor Brown _____ Councilor Trudel _____

Councilor Desrochers _____ Councilor Moquin _____ Councilor Zink _____

Approved: _____
Tony Giunta Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remains in full force and effect as of the date of this Certification and that Katie A. Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy, attested: _____
City Clerk

Date: _____

**CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING & MEETING**

In accordance with the provision of Chapter 31, Division 2 of the Franklin Municipal Code, notice is hereby given that the City of Franklin will hold a Public Hearing on Monday, September 10, 2018 at 6:00 p.m. in the Council Chambers, Franklin City Hall regarding Resolution #02-19, proposing the acceptance, appropriation, and expenditure of Rural Development Grant and Matching Funds.

Provisions for persons with special needs can be made by contacting the City Manager's office, via telephone or mail at least five days prior to the public hearing.

**City of Franklin
316 Central Street
Franklin, NH 03235
(603) 934-3900**

CITY COUNCIL MEETING
AGENDA ITEM V



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
September 10, 2018

From: Judie Milner, City Manager

Subject: Council to consider borrowing additional funds from the Drinking Water State Revolving Fund (DWSRF) to cover the cost of the Pleasant Street Water Reducing Vault replacement.

Suggested Motions:

August 6, 2018

Councilor moves, "I move that the Franklin City Council set a public hearing on ____ (day of week)____, September ____, 2018 at 6pm regarding resolution 03-19 authority to borrow \$100,000 in additional funding from the Drinking Water State Revolving Fund for the Pleasant Street pressure reducing vault project".

September 10, 2018

Councilor moves, "I move that the Franklin City Council adopts resolution 03-19 authority to borrow \$100,000 in additional funding from the Drinking Water State Revolving Fund for the Pleasant Street pressure reducing vault project".

Discussion:

In November 2017, the City Council adopted resolution 06-18 authorizing the City to borrow \$250,000 from the State of New Hampshire's Drinking Water State Revolving Fund (DWSRF) for the Pleasant Street pressure reducing vault project. Since then, the project was put out to bid and bids were received. The City's engineering firm, Tata & Howard, reviewed the bids and believe the lowest bid is fair and equitable; however the lowest bid puts the cost of the entire project at approximately \$350,000 or \$100,000 over the original cost. Therefore, we are asking to adjust the DWSRF loan amount by the \$100,000. DES is amenable with this change.

I've attached Director Sullivan's original CAR and resolution 06-18 as a refresher on the project.

Fiscal Impact:

The additional \$100,000 will change the loan amount to \$350,000 and the annual average debt service to \$37,000 (from \$27k for \$250,000 loan). This change will have an approx. 4 cent effect

of the water rate; however, Director Sullivan and I agreed to take this additional \$10,000 from the capital line in future budgets if needed.

Alternatives:

As Director Sullivan reported in FY18, this project is critical. The City could pay the additional \$100,000 out of the current year (FY2019) water fund capital outlay line but this approach would defer the Acme 2 Well rehabilitation project for another year (which is not recommended by Director Sullivan).

Attachments/Exhibits:

Resolution 03-19

Director Sullivan CAR 11/6/17

Resolution 06-18 adopted 11/6/17



CITY OF FRANKLIN, NEW HAMPSHIRE
"The Three Rivers City"

316 Central Street
Franklin, NH 03235

(603) 934-3900
fax: (603) 934-7413

RESOLUTION 03-19

A Resolution granting the City Manager the authority to file a Loan Amendment Application for additional funding under the State of New Hampshire, Drinking Water State Revolving Fund (DWSRF) Program and designating the City Manager as the City's authorized representative.

WHEREAS, the City of Franklin, New Hampshire after thorough consideration of the nature of its drinking water system needs, hereby determines that the construction of certain works, generally described as the "Pleasant Street Pressure Reducing Vault" is desirable and in the public interest, and to that end it is necessary to apply for assistance from the New Hampshire, Drinking Water State Revolving Fund (DWSRF) in an amount not to exceed \$250,000 through resolution 06-18 adopted by City Council November 6, 2017; and

WHEREAS, the City of Franklin, New Hampshire after receipt of bids for the project wishes to apply for an additional \$100,000 making the total DWSRF loan funding for the "Pleasant Street Pressure Reducing Vault" project \$350,000; and

WHEREAS, the City of Franklin, New Hampshire has examined and duly considered the provisions of RSA 486:14 and the New Hampshire Code of Administrative Rules Chapter Env-Dw 1100, which relate to loans from the Drinking Water State Revolving Fund and deems it to be in the public interest to file a final loan application and to authorize other actions in connection therewith; and

NOW, THEREFORE, BE IT RESOLVED BY the Franklin City Council, Franklin, New Hampshire, the governing body of said City of Franklin, New Hampshire as follows:

1. That the person holding the position of City Manager currently held by Judie Milner is hereby designated as the Authorized Representative of the City of Franklin for the purpose of filing an application for a loan in accordance with New Hampshire Code of Administrative Rules Chapter Env-Dw 1100, furnishing such information, data and documents pertaining to the applicant for a loan as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application and if such loan can be made, is the designated Authorized Representative of the Applicant responsible for furnishing such information, data and documents pertaining to disbursements for the loan.
2. That if such loan be made, the City of Franklin agrees to repay the loan as stipulated in the loan agreement.
3. That certified copies of this resolution be included as part of the application to be submitted for a loan.
4. That persons holding the following position(s) at the time of loan execution are authorized to sign the loan agreement binding the City of Franklin to the terms and conditions of the loan: Primary signatory being Judie Milner, City Manager and in the event of her absence, Brian Barry, Deputy Municipal Services Director.
5. That if such loan be made, the City of Franklin agrees to make provisions for assuming proper and efficient operation and maintenance of the facilities after completion of the construction thereof.

Resolution 03-19

Page 2 of 2

Roll Call:

Councilor Barton	_____	Councilor Desrochers	_____	Councilor Ribas	_____
Councilor Brown	_____	Councilor Dzujna	_____	Councilor Trudel	_____
Councilor Clarenbach	_____	Councilor Moquin	_____	Councilor Zink	_____

Approved: _____
Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remain in full force and effect as of the date of this Certification and that Katie Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy, attested: _____
City Clerk

Date: _____

**CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING & MEETING**

In accordance with the provision of Chapter 31, Division 2 of the Franklin Municipal Code, notice is hereby given that the City of Franklin will hold a Public Hearing on Monday, September 10, 2018 at 6:00 p.m. in the Council Chambers, Franklin City Hall proposing the adoption of Resolution #03-19, requesting to borrow funds from the Drinking Water State Revolving Fund for the Pleasant Street Pressure Reduction Vault Project.

Provisions for persons with special needs can be made by contacting the City Manager's office, via telephone or mail at least five days prior to the public hearing.

**City of Franklin
316 Central Street
Franklin, NH 03235
(603) 934-3900**

CITY COUNCIL MEETING
AGENDA ITEM VI



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting September 10, 2018

From: Judie Milner, City Manager

Subject: City Council to consider scheduling two consecutive public hearings necessary to apply for up to \$12,000 of CDBG feasibility grant funds on behalf of PermaCityLife for predevelopment technical assistance of an art block in downtown Franklin.

September 10, 2018 Suggested Motions:

Councilor moves:

- 1) "I move that the Franklin City Council adopt the Antidisplacement and Relocation Assistance Plan."
- 2) "I move that the Franklin City Council authorize the City Manager to sign and submit a Community Development Block Grant (CDBG) Planning Grant up to \$12,000 for predevelopment technical assistance feasibility study of an art block in downtown Franklin and, upon approval of the CDBG application, authorize the City Manager to execute any documents which may be necessary to effectuate the CDBG contract and any amendments thereto."

Mayor asks for a second, discussion, and calls the vote.

Discussion:

The Council needs to schedule a public hearing if they wish to apply for a CDBG grant through the Community Development Financing Authority (CDFA) on behalf of PermaCityLife.

Community Development Block Grant funds are available to municipalities for economic development, public facility and housing rehabilitation projects and feasibility studies that primarily benefit low and moderate income persons. The City of Franklin is eligible for up to \$500,000 a year for public facility/housing rehabilitation, up to \$500,000 for economic development projects, as well as up to \$350,000 in emergency funds. Feasibility Study funds are available for up to \$12,000 per study.

The purpose of a public hearing for CDBG funding is to receive public comment on a proposed application to the Community Development Finance Authority for up to \$12,000 in Community

Development Block Grant funds for predevelopment technical assistance feasibility study of the proposed art block at 337 Central & 20 Church Streets.

A public hearing is also required on the Residential and Antidisplacement and Relocation Assistance Plan.

Attachments:

Residential Antidisplacement and Relocation Assistance Plan

DISPLACEMENT AND RELOCATION CERTIFICATION

City of Franklin

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Every effort will be made to avoid temporary or permanent displacement of an individual due to a CDBG project undertaken by the City of Franklin.

However, if the situation should arise, the City of Franklin will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to any household, regardless of income which is involuntarily and permanently displaced.

If the property is acquired, but will not be used for low/moderate income housing under 104(d) of the Housing and Community Development Act of 1974, as amended, the displacement and relocation plan shall provide:

- a. Comparable replacement housing in the community within three (3) years of the commencement date of the demolition or rehabilitation;
- b. A description of the proposed activity;
- c. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activity;
- d. A time schedule for the commencement and completion date of the demolition or conversion;
- e. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be provided as replacement dwelling units;
- f. The source of funding and a time schedule for the provision of replacement dwelling units;
- g. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least ten (10) years from the date of initial occupancy;
- h. Relocation benefits, including reimbursement for moving expenses, security deposits, credit checks, temporary housing, and other related expenses and either:
 1. Sufficient compensation to ensure that, at least for five (5) years after being relocated, any displaced low/moderate income household shall not bear a ratio of shelter costs to income that exceeds thirty (30) percent, or:
 2. A lump-sum payment equal to the capitalized value of the compensation available under subparagraph 1. above or a Section 8 certificate of voucher for rental assistance provided through New Hampshire Housing Finance Authority.

- i. The right to elect, as an alternative to the benefits in subparagraph 2. above, to received benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and
- j. The right of appeal to the director of CDFA where a claim for assistance under subparagraph 2. above, is denied by the grantee. The director's decision shall be final unless a court determines the decision was arbitrary and capricious.
- k. Subparagraph (2) a. through g. above shall not apply where the HUD Field Office objectively finds that there is an adequate supply of decent, affordable low/moderate income housing in the area.

CERTIFICATION OF COMPLIANCE

The City of Franklin anticipates no displacement or relocation activities will be necessitated by this project. Should some unforeseen need arise, the City of Franklin certifies that it will comply with the Uniform Relocation Act and Section 104 (d) of the Housing and Community Development Act of 1974, as amended.

NAME: __Judie Milner_____

TITLE: __City Manager_____

SIGNATURE: _____

DATE: September 10, 2018

MUNICIPAL CERTIFICATION

To the best of my knowledge, the data in this application is true and correct, and this application submittal has been authorized by the CITY OF FRANKLIN, New Hampshire. The CITY OF FRANKLIN will comply with all federal and state laws, rules, regulations and requirements, including those in PART Cdfa 300 - CDBG Administrative Rules.

Furthermore, I certify that:

The municipality affirmatively furthers fair and affordable housing; and
Where applicable, the proposed project is consistent with the municipal master plan, the Housing and Community Development Plan (HCDP), the Residential Antidisplacement & Relocation Assistance (RARA) Plan and that all planning and zoning requirements have been met; and
Where applicable, the municipality shall provide adequate funds to operate and maintain the public facility or improvement after the completion of the project.

Name of Designated CEO: Judie Milner

Title: City Manager

Signature

Date September 10, 2018

NOTARY SECTION

State of New Hampshire
County of Merrimack

On this 10th day of September, 2018 before me _____, the undersigned officer, personally appeared Judie Milner, who acknowledged him/herself to be the City Manager, and that he/she, as such, being authorized so to do, executed the foregoing certification for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public/Justice of the Peace
Seal My Commission expires: _____

CITY OF FRANKLIN
Public Hearings Notice
Community Development Block Grant Project

The Franklin City Council will hold two consecutive Public Hearings on Monday, September 10, 2018, 6:00 p.m. at City Hall, 316 Central Street, Franklin, New Hampshire 03235. Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for economic development, public facility and housing projects, and up to \$350,000 for emergency activities. Up to \$12,000 is available for feasibility study grants. All projects must directly benefit a majority of low and moderate income persons. The public hearings will hear public comment on the following:

1. A proposed application to the Community Development Finance Authority for up to \$12,000 in Feasibility Study grants. The City will retain up to \$500 for administrative costs. The remaining funds, up to \$11,500, will be subgranted to PermaCityLife.

2. and, the Residential Antidisplacement and Relocation Assistance Plans.

Provisions for persons with special needs can be made by contacting the City Manager's Office, via telephone or mail, at least five days prior to the public hearing.

City of Franklin
316 Central Street
Franklin, New Hampshire 03235
(603)934-3900

CITY COUNCIL MEETING
AGENDA ITEM VII



CITY OF FRANKLIN COUNCIL AGENDA REPORT

September 10, 2018

From: Judie Milner, City Manager

Subject: City Council to consider disposition of 51 Beech Street Tax Acquired Property

Recommendation:

Pursuant to RSA 47:5, the City can dispose of property at any time. I suggest that the City Council authorize the City Manager to dispose of 51 Beech Street through a bid process.

The options available to the Council include:

- Auction
- Bid Process
- Direct Sale

Suggested Motion:

Councilor moves, "I move to authorize the City Manager to dispose of the following property through a bid process with a minimum bid amount of \$30,000 and to further execute all closing documents required for the conclusion of the referenced sale:

Map/Lot#	Location	Recommended Minimum Bid
135-132-00	51 Beech Street	30,000.00

Mayor calls for a second, discussion, and the roll call vote.

Discussion:

51 Beech Street was taken for taxes in 2018. It's a single-family home in good condition. I've had an inquiry from the neighbor (Jim Aberg) across the street to purchase. Taxes and interest owed at the time of deeding were \$20,889 (does not include \$17,920 penalty if previous owner purchased back). Current assessed value is \$197,200 (179,200 before reval).

All bids to be submitted to city hall and to remain sealed until the public opening date. All abutters to be notified. The bid will be open to the public. The bid process to be published in the newspaper and all normal city posting locations (including the website).

The goal is to get the properties back on the tax rolls, recoup some of our expenses, and begin collecting taxes on the properties once again.

Fiscal Impact: Selling the properties will place them back on the tax rolls

Attachments/Exhibits: Tax card
Map

OWNER INFORMATION		SALES HISTORY		PICTURE																			
FRANKLIN, CITY OF		<table border="1"> <thead> <tr> <th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th></tr> </thead> <tbody> <tr> <td>05/10/2018</td><td>3593</td><td>2007</td><td>U I 50</td><td></td><td>1 FERRO, VINCENT A</td></tr> <tr> <td>09/19/2005</td><td>2822</td><td>1232</td><td>Q I</td><td>289,000</td><td>GILL 1999 TRUST, THOM?</td></tr> </tbody> </table>		Date	Book	Page	Type	Price	Grantor	05/10/2018	3593	2007	U I 50		1 FERRO, VINCENT A	09/19/2005	2822	1232	Q I	289,000	GILL 1999 TRUST, THOM?		
Date	Book	Page	Type	Price	Grantor																		
05/10/2018	3593	2007	U I 50		1 FERRO, VINCENT A																		
09/19/2005	2822	1232	Q I	289,000	GILL 1999 TRUST, THOM?																		
316 CENTRAL STREET																							
FRANKLIN, NH 03235																							
DISTINGUISHING HISTORY		NOTES																					
05/06/15	RS	FIELD REVIEW																					
05/05/15	CB	OCC NOT HOME																					
10/04/10	GP	ENT. GAINED																					
		GRV; FS- C-21 OWNER UNSURE OF ASKING PRICE; INT IN GD COND, TIN CEILING IN DR, SOME NICE TRIM WORK., A COUPLE OF STAINED WINDOWS FLRS= VINYL, CPT, HDWD; EX SINK, ATTIC BDRMS= HDWD FLR BSMT= WET, CONCRETE FLR.; STONE FDTN, SUMP PUMP; 10/10-CYCLE-INT - ROF - GOOD, SIDING WINDOWS=AVG. OLD; STYLE KITS, NO RECENT UPDATES IN BATHS, TIN CEILING; S/I 5-CYCL-NOH-MIX WINDOWS/SOME PICTURE=AV, SIDING; DEEPLY FLAWED-NEEDS PAINT & MINOR REPAIR=AV, OLDER; ROOF=AV. EST INT<EXT.;																					

EXTRA FEATURES & VALUATION		MUNICIPAL SOFTWARE BY AVALAR	
		FRANKLIN ASSESSING OFFICE	
PARCEL TOTAL TAX APPRAVAL			
Year	Building	Features	Land
2016	\$ 138,200	\$ 0	\$ 40,900
		Parcel Total: \$ 179,100	
2017	\$ 123,600	\$ 14,700	\$ 40,900
		Parcel Total: \$ 179,200	
2018	\$ 123,600	\$ 14,700	\$ 40,900
		Parcel Total: \$ 179,200	

LAND VALUATION												
Zone: R3W&S		Minimum Acreage: 0.34		Minimum Frontage: 100								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWWay	Topography	Cond	Ad Valorem	SPI	R
1F RES	0.340 ac	40,357	E	100	100	100	100		100	40,400	0	N
1F RES	0.860 ac	x 602	X	100					100	500	0	N
		1.200 ac								40,900	40,900	
Road:												

Map Sheet: 08

Data Conversion

Map: 000135

Lot: 000132

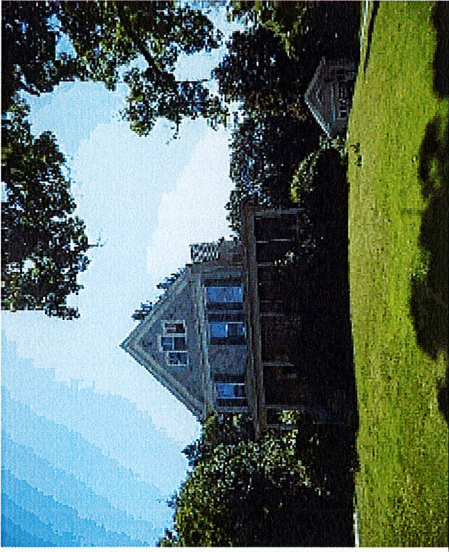
Sub: 000000

Card: 1 of 1

51 BEECH STREET

FRANKLIN

Printed: 09/04/2018



OWNER

FRANKLIN, CITY OF

316 CENTRAL STREET

FRANKLIN, NH 03235

TAXABLE DISTRICTS

District	Percentage
----------	------------

PERMITS

Date	Permit ID	Permit Type	Notes
------	-----------	-------------	-------

Model: 2.00 STORY OLD STYLE

Roof: GABLE OR HIP/UNSPECIFIED

Ext: UNSPECIFIED

Int: UNSPECIFIED

Floor: UNSPECIFIED

Heat: OIL/STEAM

Bedrooms: 2

Baths: 3.0

Fixtures: 10

Fireplaces: 1

Generators:

A/C: No

Quality: A2 AVG+20

Com. Wall:

Size Adj: 0.9138

Base Rate: RSA 75.00

Bldg. Rate: 0.8816

Sq. Foot Cost: \$ 66.12

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	737	0.25	184
UFF	UPPER FLR FIN	695	1.00	695
FFF	FST FLR FIN	1137	1.00	1137
BMU	BSMNT	1095	0.15	164
HSF	1/2 STRY FIN	400	0.50	200
OPF	OPEN PORCH	584	0.25	146
GLA:	2,216	4,648		2,526

2013 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 167,019

Year Built: 1904

Condition For Age: AVERAGE

Physical: 26 %

Functional:

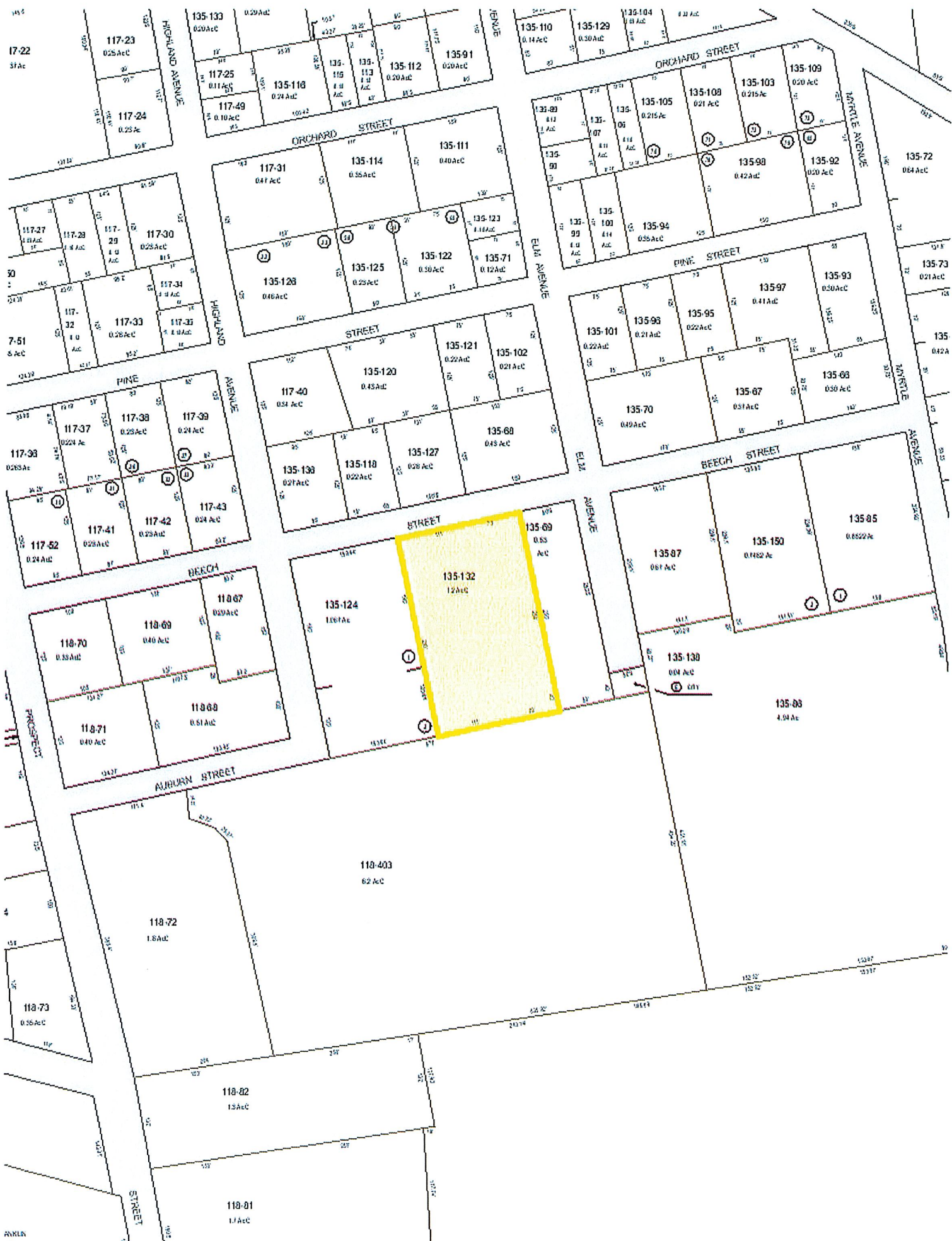
Economic:

Temporary:

Total Depreciation:

Building Value: \$ 123,600

Data Conversion



CITY COUNCIL MEETING
AGENDA ITEM VIII



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**
September 10, 2018

From: Judie Milner, City Manager

Subject: Resolution 04-19 Appropriating Municipal Transportation Improvement Fund Monies

Recommendation:

I recommend (Director Sullivan concurs) that the City Council adopt resolution 04-19 appropriating \$100,000 in municipal transportation improvement funds (MTIF) for road work on Prospect Street and New Hampton Road.

Suggested Motions:

September 10, 2018

Councilor moves, "I move that the Franklin City Council set a public hearing on Monday, October 1, 2018 at 6pm regarding resolution 04-19 appropriating \$100,000 in municipal transportation improvement funds (MTIF) for road work."

Mayor calls for a second, discussion and vote.

October 1, 2018

Councilor moves, "I move that the Franklin City Council adopts resolution 04-19 appropriating \$100,000 in municipal transportation improvement funds (MTIF) for road work by a roll call vote."

Mayor calls for a second, discussion and roll call vote.

Discussion:

For several months now, Director Sullivan and I have been discussing the condition of Daniels Bridge and Central Street. The report came back from the State on Daniels Bridge and the recommendation is as Director Sullivan predicted. We need to seal (repave) from the top as the membrane is in place. Director Sullivan feels we could get another 10 years out of the bridge. Originally, I had placed a placeholder in the FY19 budget for a possible bridge or road bond in

FY2020 for Central Street. Since then, the high maintenance costs due to the deteriorating condition of Central Street and the fact that 18,000 -20,000 vehicles travel Central Street daily, I have reprioritized road work.

The City carried over as an encumbrance the one-time additional highway block funding from the State of NH (\$174k) as well as the previously appropriated MTIF funds for road work (\$159k) from the FY2018 budget into the FY2019 budget. GMI, who has the contract for the road work, believes they can scour and put down 1 ½ inches of pavement from Daniels Bridge to the Tilton town line within the total encumbered money. This will resolve the issues with Central Street and extend the life of the road and bridge by at least 10 years.

If I use this encumbrance for Central Street then I need to do grader patching on the roads that we were originally going to use the money for: remaining Prospect St sections and New Hampton Road. Grader patching will improve the rideability of these roads and reduce maintenance costs. The \$100,000 MTIF appropriation will pay for this.

Director Sullivan and I feel strongly that this is the correct use of our limited funding for roads and will save on winter plowing costs and other maintenance costs for these roads.

Fiscal Impact:

The MTIF fund is a capital reserve fund on the City's books as allowed by RSA 261:153. The City adopted the provisions of the MTIF RSA in 2009 which allows the City to add a fee (\$5) on to motor vehicle registrations to be used for specific purposes deemed as municipal transportation improvements. The fee generates approximately \$45,000 in annual revenue to the MTIF fund. The City has appropriated funds from the MTIF capital reserve fund on 4 occasions in the past: Overage in the downtown transportation project, Industrial Park Drive Road Plans, road improvements and match for Haynes Brook rehabilitation project. The fund has \$150,609 unobligated balance as of 7/31/18.

Alternatives:

Do not appropriate additional MTIF funding and continue to maintain Prospect and New Hampton Road as needed.

Attachments/Exhibits:

Resolution 04-19



CITY OF FRANKLIN, NEW HAMPSHIRE
"The Three Rivers City"

316 Central Street
Franklin, NH 03235

(603) 934-3900
fax: (603) 934-7413

RESOLUTION #04-19

A Resolution Relating to a Supplemental Appropriation for Fiscal Year 2019.

In the year of our Lord, Two Thousand Eighteen,

WHEREAS, the City Council of the City of Franklin has adopted a budget for Fiscal Year 2019 which began July 1, 2018, **and**;

WHEREAS, the City Council of the City of Franklin, New Hampshire recognizes the need for road improvement throughout the City, **and**;

WHEREAS, the City Council of the City of Franklin, New Hampshire understands the Municipal Transportation Improvement Fund (MTIF) established in the City 2009 under State RSA 261:153 is for the purpose of road infrastructure improvement, **and**;

WHEREAS, the City Council of the City of Franklin, New Hampshire understands that the MTIF fund has a current unobligated balance of approximately \$150,609, **and**;

WHEREAS, the City Council of the City of Franklin wishes to appropriate from the Municipal Transportation Improvement Fund an amount not to exceed \$100,000 for the purpose of roadway repairs to Prospect Street and New Hampton Road, **Now**,

THEREFORE BE IT RESOLVED that at the scheduled meeting of the City Council on Monday, October 1, 2018 the City Council of the City of Franklin, New Hampshire does hereby adopt resolution 04-19 allowing the withdrawal of One Hundred Thousand Dollars (\$100,000) from the Municipal Transportation Improvement Fund and authorizing an increase in FY19 revenues:

Transfer In – Capital Reserve Funds Acct. No. 01-0-000-39150-000 – One Hundred Thousand Dollars (\$100,000),

And an increase in expenditure account,

MSD Roadway Maintenance, Other Contracted Services Acct. No. 01-3-122-40490-000 – One Hundred Thousand Dollars (\$100,000),

By a roll call vote.

Resolution #04-19

Page 2 of 2

Roll Call:

Councilor Barton	_____	Councilor Desrochers	_____	Councilor Ribas	_____
Councilor Brown	_____	Councilor Dzujna	_____	Councilor Trudel	_____
Councilor Clarenbach	_____	Councilor Moquin	_____	Councilor Zink	_____

Approved: _____
Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remain in full force and effect as of the date of this Certification and that Katie Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy, attested: _____
City Clerk

Date: _____

CITY COUNCIL MEETING
AGENDA ITEM IX



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of September 10, 2018

Subject: Other Business

- 1. Committee Reports**
- 2. Re-Appointment of Julie Buker to the Trustees of the Trust Fund**
- 3. Resignation of Election Workers**
 - a. Joan Hinds (due to medical)**
 - b. Gayle Cook (due to employment obligation)**
- 4. City Manager's Update**
- 5. Late Items**
- 6. Nonpublic Session**

Mayor Appointments

Trustees of the Trust Fund:

Re-appointment

Motion "I Reappoint member Julie Buker to the Trustees of the Trust Fund (Seat TT3), Term of Service to September 2021."

Resignations

Election Workers

Supervisor of the Checklist Ward 3

Motion "Councilor to accept the resignation of the Supervisor of Ward 3, Gayle Cook."

Ward 3 Clerk

Motion "Councilor to accept the resignation of Ward 3 Clerk, Joan Hinds".

City Manager

From: Katie Gargano <kgargano@franklinnh.org>
Sent: Wednesday, August 15, 2018 4:14 PM
To: City Manager
Subject: Resignation letters
Attachments: DOC081518-001.pdf

Hi Judie,

Attached are two resignation letters I have received from election workers. Joan's term was expiring this October. Gayle's term wasn't up until 10/31/2020.

I think that these are usually acknowledged at city council meetings. Today is the first day of the filing period so hopefully we can get some people in that want to be on the ballot!

Thanks,

*Katie Gargano
City Clerk/ Tax Collector
316 Central Street
Franklin, NH 03235
603-934-3109 - phone
603-934-7413 - fax*

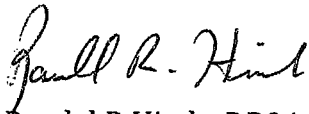
City of Franklin
316 Central Street
Franklin, NH 03235

August 5, 2018

To whom it may concern,

I, Joan C Hinds, hereby resign my position as ward clerk for Ward One in Franklin, NH due to medical reasons. I have enjoyed my time in this position and serving the citizens of Franklin during my time.

Sincerely,

A handwritten signature in cursive script that reads "Randal R. Hinds". The signature is written in dark ink and is positioned above the printed name.

Randal R Hinds, DPOA for Joan C Hinds

8/15/18

City Clerk
Franklin NH.

I must resign from the
Supervisor of Ward 3, Franklin
NH. I have to work on election day.
Hopefully, in the future
when I'm not working I can
apply again.

Sincerely,
Lyle Cook



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting September 10, 2018

Date: September 5, 2018

From: Judie Milner, City Manager

Subject: City Manager's Update

1) Contingent Grant Line Activity

No activity for the month.

2) Welcome Frank Lossani

3) Economic Development Workshop

4) Employee BBQ Invite 9/18 11:30am Odell Park

5) NHMA Legislative Policies

6) 15 Tannery Street Update

7) Tax Deeded Property & Demolition Update

8) Efficiency Study/Strategic Plan/Vision Statement Update

9) Radically Rural Conference 9/27 & 9/28

10) Social Media Busted - Homeless Update

11) Non-Public needed – Suggested Motion: Motion to go into nonpublic session according to RSA 91-A:3 II (d) consideration of 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.