



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

Others in attendance

City Manager Judie Milner

Salute to the Flag was led by Councilor Trudel.

Mayor Giunta began the meeting stating a change in the agenda order moving up **Agenda Item IV**, The Revaluations 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 median 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 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 pieces 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 repealed, 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 extend 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 asked 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 Rowell 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 she'd rather not 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 :

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 Dzunja.

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

Respectfully submitted,

Audrey Lanzillo