



City Council Special Meeting Minutes
May 11, 2020
Webmeeting via zoom

Council in attendance remotely:

	Location/others in attendance
Mayor Tony Giunta	Dialing in from home/no others present
Councilor Jo Brown	Dialing in from home/no others present
Councilor Scott Clarenbach	Dialing in from home/no others present
Councilor Bob Desrochers	Dialing in from home/ wife Janet is present
Councilor George Dzujna	Dialing in from home/ no others present
Councilor April Bunker	Dialing in from home/ no others present
Councilor Ted Starkweather	Dialing in from home/no others present
Councilor Olivia Zink	Dialing in from home/no others present
Councilor Karen Testerman	Dialing in from home/husband Dave is present
Councilor Paul Trudel	Dialing in from home/no others present

Others attending remotely: City Manager Judie Milner, Police Chief David Goldstein, Fire Chief Mike Foss, Planning and Zoning Director Dick Lewis and members of the public.

Mayor Giunta opened the meeting at 6:05 p.m. using remote meeting software through Zoom. He welcomed the Council and Read the Compliant Statement Right to Know Law During the State of Emergency.

Salute to the Flag was led by Councilor Dzujna.

Mayor Giunta stated that he was contacted by Councilor Starkweather with a request to reconsider the vote that was taken last Monday evening; May 4, 2020.

Agenda Item I.

Council to reconsider the Council vote on scheduling a public hearing for the adoption of the Commercial Solar Pilot Agreements with Franklin Town Solar 1 LLC, Franklin Town Solar 2 LLC, Commercial way Solar LLC, and Mark and Duffy Street Solar Gardens.

Motion – Councilor Starkweather moved that the Franklin City Council reconsider the Council vote on scheduling a public hearing for the adoption of the Commercial Solar Pilot Agreements with Franklin Town Solar 1 LLC, Franklin Town Solar 2 LLC, Commercial way Solar LLC, and Mark and Duffy Street Solar Gardens.

Seconded by Councilor Brown.

Councilor Desrochers called a point of order stating that the motion to reconsider should be a motion to rescind. He also requested the recusal of the Mayor due to his employment at NOBIS and involvement

with solar and environmental projects. Desrochers stated that the Mayor also has close ties with Mr. Pearlman who is in charge of the Mark Road and Duffy Street Solar Garden project.

Mayor Giunta replied to Desrochers stating that reconsideration of the vote is allowed and appropriate as there has not been a follow up meeting since the prior City Council Meeting. Mayor Giunta responded to the request to recuse himself by stating that there isn't a project or a person that he doesn't know when it involves these types of projects. He continued to add the NOBIS has been involved in these types of projects and will be happy to recuse himself of answering any questions unless specifically addressed to him however he will remain in charge of this Council Meeting.

Councilor Zink called a point of order stating that setting a public hearing requires a date and time.

Motion – Councilor Starkweather moved to amend his motion to reconsider to include in the public hearing, Monday, May 18th, 2020 at 6:00 p.m.

Seconded by Councilor Brown.

Councilor Brown	Yes	Councilor Dzujna	Yes	Councilor Zink	No
Councilor Clarenbach	No	Councilor Bunker	Yes	Councilor Testerman	Yes
Councilor Desrochers	No	Councilor Starkweather	Yes	Councilor Trudel	No

Motion PASSED.

Mayor Giunta stated that is now back open for discussion and explained that the City Manager had additional information which was sent to all the Councilors therefore questions can be posed based on that information.

Councilor Testerman asked if the \$4K a year would be paid to the City on July 1st, 2020. City Manager Milner replied that is correct. Testerman asked if the solar arrays on private property remain at \$4K a year or will it be reassessed as it should be according to property value changes every year. Milner replied that it will remain \$4K for the duration of the agreement of \$20 years however the property taxes will be a separate amount.

Councilor Clarenbach stated that this is setting a tax rate for these projects at \$4K per year without an increase during the 20 year time frame. Clarenbach stated concern that the Assessing Office hasn't provided information on what a megawatt of solar arrays are valued at so the City can understand what kind of discount will be given. Once this is agreed on and set, any future solar array projects that may come into Franklin would need to be given this same rate. Clarenbach asked Milner if that is correct and she agreed that his statement is correct.

Clarenbach would like more information on what other communities are doing before moving this along to a public hearing.

Milner stated that a Megawatt equates to \$10k-\$12K at a regular tax rate. Clarenbach replied stating that the projects are not viable for \$6K per year in taxes. He also stated that in Milner's email, she stated that Mojalaki would be unable to make it as far as it's projected use of a winery if they had to pay

full tax rates. Clarenbach stated that some of the numbers don't make sense in reference to a \$6K per year investment. Milner replied that the solar arrays would depreciate.

Councilor Trudel agrees with Clarenbach and stated that there is a big difference in the per megawatt rate mentioned. Trudel asked if the \$9K per year rebate was also for 20 years. Milner replied that it was over the life of the project which would start after the project was completely built not on July 1st. Milner further explained that it is a yearly rebate over the life of the project. The rebate could be between \$9k-\$15k from the privately owned projects that would go to the City

Councilor Testerman asked City Manager Milner why the City wants to go into this agreement for 20 years and not a shorter duration. Milner replied that the PILOT agreements go along with the landowner's lease agreements and the 20 years will start when the project is built.

Councilor Desrochers did some research on Blue Planet and found a couple of their other projects located in New Hampshire. One is a Conway landfill with no listed owner and the other is Commerce Way Solar with no listed owner. He stated that it is known that Commerce Way Solar is owned by a foreign entity. What would prevent another foreign entity from taking over the other solar projects.

Desrochers stated that he spoke with Mr. Fife and on a low price year, the 11 acres that the City is giving away, Mr. Fife yields \$912 per acre. That equates to \$10,032 of 11 acres of prime farmland. On a high price year, an acre yields \$1,424 in crops which equates to \$15,664. This farmland has rich soil which has been farmed for over 100 years. Most farmers would be lucky to have a crop field like Mr. Fife and the City wants to put solar arrays on it. Desrochers stated that his opinion on this has not changed and he feels this is a bad deal for Franklin. He is not in support of it. Solar can be built in other areas like landfills and ash pits.

Mayor Giunta stated that some of the information Desrochers provided is incorrect. He stated that Commerce Way is not owned by a foreign entity. It is owned by Rob Pearlman. The Industrial Park Drive project is owned by a foreign entity

Milner went back to Councilor Testerman's question stating that the payback on solar is between 8-12 years and the reason for the 20 year lease.

Councilor Brown replied to Councilor Clarenbach's concerns about doing better than \$4K and stated that if we don't try this or something similar, what other projects will bring this kind of potential \$9K-\$15K rebate. If the City does nothing then the City gets nothing in return. She continued by asking if the City should start somewhere and hope for the high end of that \$9K-15K once the project is completed.

Councilor Brown asked Councilor Desrochers how many acres Mr. Fife owns and who receives the \$10K that Mr. Fife's farming yields. The Police, Fire, and school have needs. She asked if the money he earns from property that belongs to the City goes into his own pocket.

City Manager Milner stated that lease agreements are already in place for this property for 20 years. Mr. Fife leases this property from the City every year. It is a year to year lease.

Councilor Desrochers replied to Councilor Brown stating that the money Mr. Fife earns from farming the

property goes back into the farm. There aren't a lot of farmers anymore and becoming less. There are only two local farms left. One in Franklin and the other in Boscawen. Mr. Fife maintains the land and fertilizes it so it isn't all profit. It has been in his family for generations. Desrochers stated that it would be a disservice to the City to put Solar Panels on prime farming land.

Councilor Bunker stated that she heard that Mr. Fife has not been farming the area of the property where the solar panels would be going on and if not, she asked if that was because he wasn't allowed to is it Mr. Fife's choice.

Milner replied that it has not been farmed due to the lease being in place and the possibility of the solar array construction. Mr. Fife has not been allowed to farm the 11 acres.

Councilor Bunker asked Milner if the amount Mr. Fife's lease goes to the City. Milner replied that he pays about \$500 per year which goes to the City.

Councilor Brown asked how much land Mr. Fife actually farms. Desrochers replied that he believes it is 30 acres. Milner stated that she would check on the City's website and come right back with an answer to the Council.

Councilor Zink asked several questions. She asked if this project has interconnection approval from the Public Utilities Commission (PUC) and she heard there was a new PUC rule that would disallow adjoining properties. Next, she asked Planning and Zoning Director Dick Lewis if Lot lines were adjusted for these properties. Zink then asked if the Power Purchase agreement is doing an offload or offset and if so, has it been approved with Eversource. Zink then stated that a few of the agreements have a 2% increase every year or a cost of living increase and asked for a reason why we don't have either of those.

Zink then stated that projects like this in NH seem to be more challenging to build and asked what guarantee we have that this one will be built so we don't see the same thing happen again where 5 years ago this was supposed to be built but it wasn't.

Mayor Giunta invited Planning and Zoning Director Lewis to respond to Councilor Zink if he knew some of the answers. Zink stated her first question on whether the projects' interconnections were approved by PUC. Director Lewis stated that to his understanding, based on the solar array project at the end of Industrial Drive, interconnection approval happens at the tail end of the project. He is pretty confident that it will happen that way with all of the solar projects.

Lewis then addressed Zink's question on lot lines. He stated that the City property at the end of River Street was subdivided into two separate parcels approximately two years ago. This permits the solar company to build one megawatt on each parcel. The Commerce Drive project was subdivided into three separate parcels approximately one and a half years ago. This allows the solar arrays to build one megawatt on each parcel. The Duffy Dr./Mark Rd. project had already been approved by the Planning Board. They are actually two separate projects: the Sanborn Street Foundry Project and the Mark/Duffy project. The southern portion will be used for the solar arrays. He stated there has been some difficulties with net metering and does not have any information on a 2% a year cost of living increase on the private property solar projects.

City Manager Milner stated that there was a power purchase agreement with the original agreements to purchase power directly from the solar arrays and that had an escalator in it. At the time we were already in a consolidated purchasing agreement with several communities and school districts so our power rate is low. The City doesn't purchase directly from Eversource so it wouldn't work for us therefore we negotiated the power purchase agreement out of the agreement. This is where the 2% came in.

In reply to Councilor Brown, Milner stated that the Fife Trust has 194 acres.

Mayor Giunta asked Councilor Zink if all her questions were answered. She stated that her question on whether a new PUC rule had come down wasn't answered. Mayor Giunta explained that the new rule is in effect and the interpretation of the new rule was already made by the PUC. He stated that he believes the date was January 1, 2020 and forward. The new rule does not recognize subdivisions of properties after that date for the one megawatt project. The properties in tonight's discussion were all subdivided before the January 1st deadline.

Mayor Giunta stated that Zink's question regarding interconnection isn't something that he has the answer or is privy to. Giunta further stated that if the motion is approved to move to a public hearing tonight, he will have the owners of Blue Planet and New England Solar Garden to come in and speak on exactly where they are when it comes to interconnection and submittals to the utilities.

Councilor Testerman asked how much land at Webster Place does Mr. Fife actually farm. She also asked if the PILOT for Franklin Town Solar 1 and Franklin Town Solar 2 is not approved will the lease continue. She also asked if the City is considering a new 20 year lease at this point and the reason for the public hearing request. Testerman also asked if it is possible to separate the projects.

City Manager Milner replied that she isn't sure of the 194 acres how much Mr. Fife farms. This public hearing request is for the PILOT's only and not for a new lease. The lease is already in place and not being considered as part of the public hearing. If the PILOTS are not approved, the lease continues regardless. Milner also stated that the projects can not be separated out because of State RSA which states that the same PILOT agreements must be offered to each project.

Mayor Giunta apologized to Mr. Marty Parichand who has his hand raised and informed him that tonight's meeting is only for the Council to decide whether to bring it to Public Hearing where then the public can provide input.

Councilor Clarenbach agreed that five years ago when the City was going to purchase electricity, there was an escalator in the expense to the City. And now since we are the owner of this PILOT, the City is in agreement that we do not include an escalator and it would remain in force for 20 years. Clarenbach asked the Council if everyone is really interested in giving a PILOT to a for profit business without any escalators for 20 years. Taxpayers will have increases in their taxes for the next 20 years so what benefit is in it for them.

Brown replied to Clarenbach stating that she understands his escalator concern. She continued to state that if the public hearing on the PILOTS is approved, there would be a potential to bond for \$1M. There are plenty of areas that could use some of that money as it can go a long way. Brown asked the Council

to consider the long term effects of a \$1M bond. She asked if the alternative would then be putting in a trailer park.

Councilor Trudel stated that the amount of money that would be earned from Mr. Fife's crop, the same can be said about the Solar Array companies and the profits that can be realized from them. Mojalaki has been taken off the table. Milner clarified that the \$9-\$15K rebate relates to the Mark Rd. and Duffy St. private project but not the Franklin Town Solar 1 or Franklin Town Solar 2 projects. Trudel stated his concern of locking into the \$4K per megawatt per year for 20 years and asked if this is really something the City wants to lock themselves into.

Councilor Bunker asked if tonight's meeting was to agree to bring this to a public hearing and not actually to vote on it. Mayor Giunta confirmed that is correct. Mayor Giunta stated that he has never seen something discussed for this length of time to bring it to public comment. He continued to state that the Council should keep an open mind because the public may want these types of projects or they may not.

Councilor Desrochers repeated that five years ago the Council heard these solar companies wanted to build and they were going to pay the City but neither happened. He also stressed that tonight isn't just about voting to bring it to a public hearing because on that same night, the Council will actually vote on agreeing to the terms of the PILOT Agreements. He is in agreement with Councilors Trudel and Clarenbach that locking into \$4K per megawatt per year is essentially forever.

Desrochers questioned the acreage of that Mr. Fife can farm. It is conservation land so only a small portion can be farmed. Desrochers stated that Mr. Fife saved that land from an investor that wanted to buy it and put houses all over it. Instead, Mr. Fife's family trust allows it to be used for outdoor recreation and in turn, the City is worried about him making \$15K a year farming crops on 11 acres.

Councilor Dzujna stated that this has been a great conversation and happy to hear from the new younger Councilors and those that have been here a while who already listened to this when it came up five years ago. He thanked City Manager Miler for scheduling this meeting. Dzujna asked if there has been an evaluation of solar projects in New Hampshire. He stated that he's aware that solar power arrays in other states pay higher rates.

Milner replied that she is unaware of a specific New Hampshire study however New Hampshire's electrical rates are much lower than our neighboring states. Milner also explained that sometimes lease amounts are less but the PILOT is more and vice versa so they basically average out.

Mayor Giunta replied to Councilor Dzujna on the lease agreements for Franklin Town Solar 1 and Franklin Town Solar 2. Giunta compared these with other lease agreements in the state and they are paying \$10K per megawatt per year to the landowner.

Councilor Trudel asked if the public is going to be given enough information to make an educated decision on what this project entails. He is in support of a public hearing however the information needs to get to the residents so they are informed and understand what this all means. Trudel asked how this information will be presented to the public. It needs to be in a chronological and

comprehensive way.

Mayor Giunta replied to Trudel stating that he is making great points and it is absolutely important for the public to attend a hearing and provide comments.

Milner stated that her plan is to create a new Council Agenda Report (CAR) with information in chronological order. This can be blasted out via along with the Public Hearing. If the plan is to schedule the public hearing on May 18th, we will not have ten clear days until May 26th at the earliest. The motion will need to be amended to state a Public Hearing on May 26th.

Councilor Trudel stated that he would like to see the public face to face on this issue but what it will come down to is if people are really concerned and want to voice their opinion, they likely may have to dial into a virtual meeting.

Milner stated that if people felt uncomfortable attending or speaking at a virtual meeting, they could always email the City Manager their questions in advance and they can be addressed at the public hearing meeting.

Councilor Dzujna stated that everyone can also contact their Councilor and vice versa.

Councilor Zink stated that the agreement needs a few changes especially adding “per megawatt of solar” as it currently doesn’t explicitly state that. There are also a few corrections necessary before it goes out to the public for a public hearing.

Councilor Bunker asked if there is a public hearing on this, would the Council vote the same night or could there be a motion to vote at another date. Mayor Giunta replied that there would be a scheduled public hearing, public input would be taken, then it comes before the Council where the Councilor makes a motion to approve the PILOTS. Then there would be open discussion between the Council before the actual vote takes place. The vote could be that night, there could be a request for more information and a non-vote until information is received. It could be approved, or it could be denied that same night. Giunta stated that the vote normally follows the public hearing on the same night but it doesn’t have to follow that same common route.

Councilor Desrochers stated that during the last meeting on May 4th, a decision was supposed to be made that night to hurry up and schedule a public hearing by May 13th so they could get their funding. That didn’t happen and the next possible public hearing date is May 26th. He stated that he is confused at to how this will now affect their funding. He is also opposed to having a virtual public hearing. Desrochers added that this is not emergency business and the only thing that should be discussed in virtual meetings is emergencies.

Mayor Giunta stated that there is a question on validity and does the public hearing really need to happen quickly.

City Manager Milner responded that they would like to obtain their funding as soon as possible so they can begin the construction. She also stated that if the City is going to extend a PILOT Agreement, it

needs to be done before the first tax bill of FY21 is issued.

Mayor Giunta stated that we are not ready to conduct a face to face City Council meeting yet. There have been meetings so far where we needed to pass things and offer the public to join for public hearing or public comment. The City has passed a few things that needed to be passed. He further added that everything we pass is important and this solar PILOT is just as important as the other things. The Governor stated that he is not going to release Executive Order for months and probably until not until September at least. Giunta stated that he is not going to open up Council Chambers and take that risk for just this one issue.

Councilor Clarenbach stated that he agrees with the Mayor in that he's been going to City Council Meeting for many years and has never seen a topic go on and on in order to set a public hearing. He strongly suggests that this information be looked at thoroughly to make the right decision. He agrees with Councilor Zink on making the corrections to the agreement before the public hearing. If there are any changes to the agreement after the public hearing notice goes out, another public hearing meeting needs to be scheduled.

Clarenbach stated that there is not enough information to go to public hearing at this point and the agreement needs changes before it goes out to the public. Clarenbach asked Milner if this is similar to the budget where the numbers could increase but could not decrease the numbers after the public hearing. Milner replied that similar to the budget, she believes the numbers could be decreased but not increase without another public hearing. Clarenbach stated that a decrease would be detrimental to the public but an increase would be a benefit so it has the opposite effect in this situation. He asked if we are doing this as a benefit to the solar power company or a benefit to the citizens. Milner used the example of when the City receives Grant money, we still need to hold a public hearing to add it to the budget.

Clarenbach stated that the Council doesn't have enough information at this point. Information is needed from the assessor on what the value of a one megawatt solar array is. Milner replied that we received that information from our assessor early on and it is \$10-\$12K per megawatt. Milner added that the array depreciates and wouldn't remain at the \$10-\$12K every year. She will include this new information in an updated CAR.

Clarenbach also added that if this goes to a public hearing, there couldn't be any further changes made otherwise it would have to go to another public hearing. He asked if specific changes would be made without the Council's knowledge or would there be another chance to review the agreement before it went out to public hearing.

Mayor Giunta replied that the City Manager would use her discretion as when any simple edits are made to a document after the Council reviews it but if there is anything outside of those boundaries, it would need to come back to the Council. At this point the changes requested from Zink and Starkweather are minor. Adding the word megawatt and a couple of other minor changes can be done in the next day or two and there would still be ten clear days to notify the public of a public hearing. Giunta added that if something more than that comes up, the Council will need to come back together and the deadline will be missed but that is what we will need to do.

Milner stated that she could make any changes in the next day or two with redlines so they will be easily

visible and send it to the Council for review.

Councilor Testerman stated that since Franklin doesn't have a newspaper, she feels we have limited ways to inform the public. She asked if there are other ways to inform the public and wondered if a podcast with City Manager Milner and Kathy Rago would be a good idea. This could be posted on Facebook and other social media locations.

Mayor Giunta replied and mentioned that those are good ways to provide information to the public but those are not the official ways a City notifies the public of a hearing. If there is time, any subsequent outreach would be fine.

Trudel asked if the Council could review the actual public notice prior to it being sent out. There have been a lot of questions this evening and he is wondering if they have all been answered to the satisfaction of the Council and from those who raised those questions.

Milner replied that the public hearing notice is placed in the newspaper and very costly. It wouldn't be the entire Council Agenda Report but we can add a reference in the public notice pointing to a location on the City website where all the details can be found. An email blast can also be sent to those who signed up to receive them.

Councilor Brown added that information stating that this has been in front of the planning board, the abutters have been notified, and this includes a \$1M bond to the City should be highlighted so the public can see that all the appropriate steps have been taken. Receiving the bond may be the single most important thing to the residents so all of this information must be included in the CAR.

Councilor Testerman stated that mention of the bond should also include information on how that money would be used and that it would be used for critical resources or necessary equipment for the Fire Department, the Police Department, or Municipal Department and not just to hire people or for general operating expenses.

Councilor Starkweather stated that he is not a fan of virtual meetings as he has been having trouble being recognized and there are members of the public that have the same technical difficulties. He stated that the reason he asked for the motion to reconsider was due to all the questions that the Council has brought up tonight. Starkweather reminded the Council that out of the 194 acres that Mr. Fife has, the issue is 10 acres of City owned property that Mr. Fife leases from the City and the two should not be confused. He continued to mention that a lot of this has already been approved by the Planning Board and the Council's vote on this could have ramifications on what the Planning Board has already approved.

Planning and Zoning Director Dick Lewis stated that if the Planning Board gave their approval for a project but then the City Council did not approve or delayed approval, certain permits or state regulating factors could lapse. There is generally a couple of years to move a project forward if something is holding it up.

Starkweather stated that a lot of the focus tonight has been on Franklin Town Solar 1 and 2 therefore he is wondering what the affect is on the Commerce Drive project since it has already been approved by

the Planning Board. Director Lewis stated that the Commerce Drive project was approved in 2015 and more recently decisions were made to expand and subdivide the property so it could become three separate individual projects. This triggered a new site plan approval for all three of the projects. The subdivision has taken place but the site plan approval from the Planning Board has not taken place yet.

Milner clarified that there is only one megawatt project from Commerce Drive that is part of the current PILOT agreement in front of the Council. The other two that are going before the Planning Board would need to come before City Council for another separate PILOT agreement.

Starkweather wanted to Council to understand that Commerce Drive and Commercial Way are different locations and should not be mixed up. It needs to be clear to the public. The Weglarz project on Commercial Way is not part of this vote. Mayor Giunta added that the solar project on Commercial Way has been better known as the Industrial Park Solar Project.

Councilor Clarenbach called a point of order that the motion was incorrect then because it states Commercial Way and it should reference Commerce Drive. Milner agreed that he is correct. She checked on the original PILOT agreements and it should read Commerce Way LLC. The correct name of the project is Commerce Way LLC.

Councilor Brown addressed Starkweather's concern asking for clarification on what would happen if a project was approved by the Planning Board but not by the Council. Director Lewis replied that the site approval goes to the Planning Board and the PILOT agreement goes to the Council. There haven't been instances where this has happened before where a decision was reversed by the Council.

Director Lewis asked if it was possible to add the Weglarz project to this PILOT agreement since it would have to follow suit and receive the same PILOT agreement anyway per RSA. Milner replied that she tried to reach out to the current owners but have not heard back but suspects she will when they receive their tax bill. She stated that the property is up for sale as well so once a new owner purchases it, then it will likely come before the Council.

Starkweather stated that he wishes these projects could be separated because the Mark and Duffy Street Solar Project has already been through the approval process and they could be moving their project along with a PILOT agreement. Having them included in this current PILOT is holding them up. Milner replied that all of the projects, sans the Mojalaki project, have been through the approval process and can proceed. Lewis stated that there were changes to the Commerce Way LLC project and now there needs to be new site approvals for this location.

Milner stated that based on this new information, Commerce Way LLC would need to be removed from this current PILOT agreement. She reviewed the projects and megawatts that would be included in this current PILOT agreement as follows: Franklin Town Solar 1 (one megawatt), Franklin Town Solar 2 (one megawatt), and Mark Rd (one megawatt), and Duffy Street (one megawatt).

Motion – Councilor Clarenbach moved to table this PILOT agreement.

Seconded by Councilor Testerman.

Roll call to table:

Councilor Brown	Yes	Councilor Dzujna	Yes	Councilor Zink	Yes
Councilor Clarenbach	Yes	Councilor Bunker	Yes	Councilor Testerman	Yes
Councilor Desrochers	Yes	Councilor Starkweather	Yes	Councilor Trudel	Yes

Motion PASSED.

Mayor Giunta stated that the Council has made history with the longest discussion to set a public hearing in history of the City of Franklin.

Mayor Giunta thanked everyone for their tremendous input. We want to get this right and then bring it back to vote after corrections have been made.

There was no other business to discuss.

Motion to adjourn was made by Councilor Clarenbach.

Councilor Desrochers addressed Councilor Starkweather directly and stated that the 194 acres is conservation land west of the Merrimack River and has limitations on what can be done on that land. Mr. Fife has approximately 30 acres to farm of City property.

Motion to adjourn was made by Councilor Clarenbach. Seconded by Councilor Desrochers.

Roll call:

Councilor Brown	Yes	Councilor Dzujna	Yes	Councilor Zink	Yes
Councilor Clarenbach	Yes	Councilor Bunker	Yes	Councilor Testerman	Yes
Councilor Desrochers	Yes	Councilor Starkweather	Yes	Councilor Trudel	Yes

All in favor. Motion PASSED.

Meeting adjourned at 8:01 p.m.

Respectfully submitted,

Audrey Lanzillo