

TOWN OF DERRY

Town Council
Derry Municipal Center

June 21, 2016
Tuesday - 7:30 PM

5:30 PM Consultation with legal counsel (not open to the public)
RSA 91A:3 II (b)

7:30 PM Call to order

Pledge of Allegiance, warning of fire exits, handicap access, & turn off all cell phones

Councilor Tripp moves to seal RSA 91A:3 II (b), seconded by Councilor Bourdon
Vote: 7-0-0

Roll Call: Councilors Bourdon, Foote, Katsakiores, Tripp, Fischer, Morgan and Chairman Chirichiello
Present: ATA Stephen Daly, CFO Susan Hickey, Town Clerk Daniel Healey

Consent Agenda

16-84 Approve Non-Public Minutes – June 7, 2016 – **minutes sealed**

16-85 Approve Minutes – June 7, 2016

Consent agenda approved

Chairman's Report – Brian Chirichiello

An Environmental Stewardship Award was presented to Joanie Hamel.

Teri Pastori, the Chair of the Economic Development Committee introduced Robb Miller from Buxton Marketing to give an overview on what Buxton can do for the town. Mr. Miller stated that Buxton makes data driven decisions for Economic Development. Their goal is to increase tax revenue. They like to retain local businesses and have recently filled 100,000 square feet of retail space for Rochester, NH. In their model they identify who the best potential citizens are, where they are located, and what value they bring. They try to understand their customers and believe that consumers are more interested in drive time instead of distance to travel. What they will do is find the best fit for the town using three things, a consumer profile, drive time, and retail market conditions. With all this information, they believe that they will position the town to sell the community to retailers. The councilors ask about other towns Buxton has worked with, details about what the next steps are, and the longevity of a contract with Buxton. They are told that outreach in the Northeast is just starting, but Buxton has worked with Manchester and Rochester. The next step would be a formal proposal and \$50,000 from the town, and that contracts are on a year to year basis. Councilor Morgan encourages residents to watch the longer Buxton presentation from last night's Economic Development meeting that is on the town's website.

Steve Hamilton, the Director from the Municipal & Property Division of NH Department of Revenue Administration gave a brief presentation. He stated that the 2015 assessment review was recently completed and that is done once every 5 years. The review for Derry came out

very well. He stated that significant changes in market value lead to significant increases. The councilors question what happens when values go up and ask if commercial buildings are paying in a different method. They are told that the tax rate is the amount of money that has to be raised divided by the assessed value of the community and that market value is a single standard.

Town Administrator's Report – Stephen Daly

Acting Town Administrator Stephen Daly introduced Wil Corcoran, the Principal Consultant of Corcoran Consulting Associates, Inc. Mr. Corcoran states that for residential properties the market is increasing, the average sale prices are increasing and that the level is at the rate of 2008. For commercial properties and rentals, the increase in value is less dramatic. There is a database of all commercial sales throughout the state. He strongly suggests to residents that they let the assessor into their homes to give the best estimate, otherwise the estimate could be wrong. The councilors question what options a homeowner has if they do not agree with the assessed value and if they lose the right to appeal by not letting the assessor in. They are told there are two options if a homeowner does not agree with their assessed value, an administrative appeal or the homeowner could go through Superior Court. If they do not let the assessor into their home, they do not lose the right to appeal. The councilors ask if it is favorable to the resident or not to let the assessor in and are told that they do not approach the estimates conservatively if they are not let in. The assessment takes about 5 minutes on average and is not obtrusive. It is recommended to allow the assessor in if the homeowner has only maintained the property. Meetings like this one notify the public and letters are sometimes sent out. All that is being done is simply verifying that the information is correct. 1/5 of the town is done every year. If a home is way over appraised, an abatement or an appeal can be done or the assessor can come back for more accurate data.

Public Forum - *30 Minutes*

Open Public Forum – all agreed

Marc Flattes: Linlew Drive – Submitted two individual petitions.

Ernest St. Pierre: Sunset Ave – Questioned why it seemed that management positions were getting all the overtime and the process for bringing a petition to the town. Would like to see a new system where the budget is not looked at right away by new councilors.

Steve Trefethen: Windham, NH – Thought abatements ended in April, not June. Everything the marketing director spoke about was big box users. Derry does not have a lot of room for big box stores and should be looking into smaller businesses.

Chris Black: Berge Lane – Plenty of data from Buxton to uphold all the findings. If the town does not partner with Buxton, they are foolish.

Motion by Councilor Katsakiores to close public forum, seconded by Councilor Bourdon – all agreed

Public Hearings

16-82 Accept 2016 Justice Assistance Grant - \$13,337

Chief Garone asked the town to accept a 2016 Justice Assistance Grant. The US Department of Justice has announced the 2016 Justice Assistance Grant Awards and the Town of Derry is eligible for an award of \$13,357. Rockingham County has been chosen by the DOJ to be the fiscal agent and applicant for the grant. Rockingham County will receive a 5% administration fee for this service. The Town of Derry will receive a net total of \$12,690.

Motion by Councilor Morgan to open public hearing, seconded by Councilor Bourdon – all agreed

Councilor Katsakiores MOVES THAT THE TOWN COUNCIL adopt Resolution #2106-015 as follows ... [Read the Resolution], Seconded by Councilor Bourdon
Attachment: Resolution #2016-015
Roll Call Vote 7-0-0

Motion by Councilor Katsakiores to close public hearing, seconded by Councilor Morgan – all agreed

- 16-86** Acquisition of a certain parcel of land by the Town and, as required by Section 9.6 of the Town Charter, the appropriation of funds after the Adoption of the fiscal year 2016 budget

As authorized by the Council, Town staff has moved to secure a purchase and sale agreement with the owner of the 63.5 acre parcel known as 7.5 Willow Street. There have been no extraordinary circumstances or terms encountered. The estimated total acquisition cost would be about \$740,000. \$700,000 for the purchase, \$20,000 for the legal and closing costs and \$20,000 for title & survey. The councilors view this as a tremendous bargain for the town and it preserves open space.

Motion by Councilor Morgan to open public hearing, seconded by Councilor Fischer – all agreed

Councilor Morgan MOVES THAT THE TOWN COUNCIL adopt Resolution #2106-019 as follows ... [Read the Resolution], Seconded by Councilor Katsakiores
Attachment: Resolution #2016-019
Roll Call Vote 7-0-0

New Business

- 16-87** Grant Application: Used Oil Collection Assistance

The Department of Public Works is eligible and will apply for matching grant funds from NHDES for improvements to the Do-It-Yourself Used Oil Collection Center. The grant program will reimburse up to \$2,500 to offset eligible costs for improvements to the Center. Improvements include the purchase of a new 1,000 gallon above ground storage tank, along with spill prevention and response equipment. The council question the revenue from the tank and are told it is not high. They ask if it is going where the old tank was and are told no.

Councilor Tripp MOVES THAT THE TOWN COUNCIL adopt Resolution #2106-016 as follows ... [Read the Resolution], Seconded by Councilor Katsakiores
Attachment: Resolution #2016-016
Roll Call Vote 7-0-0

16-88 Appointment to Conservation Commission

**Chairman Chirichiello moves to appoint Marc Vagos for a 2 year term as an alternate to expire March 31, 2018, seconded by Councilor Bourdon
Vote 7-0-0**

16-89 Appointment to Derry Housing & Redevelopment Authority

**Chairman Chirichiello moves to appoint David Milz for a 5 year term to expire March 31, 2021, seconded by Councilor Katsakiores
Vote 6-1-0 (Councilor Fischer)**

16-90 FY2016 Budget Transfers

CFO Susan Hickey and Janice Mobsby presented the budget transfers for FY2016. Two actions are being requested of the Council. The first is approval to transfer \$100,000 not expended for winter storm management by the public works department during the winter of FY2016. The second is to clarify a Council vote regarding the funding source for an extension of the town's water distribution system southward on Route 28 in relations to a state effort to mitigate MTBE contamination in private water supplies.

**Councilor Morgan MOVES THAT THE TOWN COUNCIL adopt Resolution #2106-017 as follows ... [Read the Resolution], Seconded by Councilor Tripp
Attachment: Resolution #2016-017
Roll Call Vote 7-0-0**

**Councilor Foote MOVES THAT THE TOWN COUNCIL adopt Resolution #2106-018 as follows ... [Read the Resolution], Seconded by Councilor Katsakiores
Attachment: Resolution #2016-018
Roll Call Vote 7-0-0**

Council Requests / Open Discussion

Councilor Bourdon – Wishes everyone a happy and safe 4th of July and encourages residents to shop locally.

Councilor Fischer – Asked for an update on the status of 19 Elm Street.

Councilor Tripp – Stated that the VFW, American Legion, Boys and Girls Scouts, & JROTC retired flags in a ceremony. He would like to see reports on sum of funds transferred and any in excess. He was informed that the town planned to provide that information.

Councilor Katsakiores – There will be a blood drive at Calvary Wednesday June 22, from 11-6. There will be pizza, ice cream, coffee and soda provided.

Councilor Foote – July 3rd the Beaver Lake Improvement Association will be hosting a fishing derby. Registration is from 7:00am – 9:00am and the event goes from 8:00am – 12:00pm. At 12:30 pm the first, second, and third place prizes will be announced.

Chairman Chirichiello – Reminded everyone of the summer schedule, July 19th and August 16th will be the next two town council meetings.

Adjournment: 9:45 p.m.



Town Clerk

7-25-16
Date

Recording & Transcription by: Daniel Healey, Town Clerk