

TOWN OF DERRY

Town Council
Derry Municipal Center

December 20 2016
Tuesday - 7:30 PM

7:30 PM **Call to order**

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

Roll Call: Councilors Bourdon, Foote, Tripp, Fischer, Katsakiores, Morgan and Chairman Chirichiello

Present: TA David Caron, Town Clerk Daniel Healey, Tax Collector Dawn Enwright

Consent Agenda

16-175 Approve Non-Public Minutes – November 15, 2016 – **minutes sealed**

16-176 Approve Non-Public Minutes, Session I – December 6, 2016 – **minutes sealed**

16-177 Approve Non-Public Minutes, Session II – December 6, 2016 – **minutes sealed**

16-178 Approve Minutes – December 6, 2016

Consent agenda approved

Chairman's Report – Brian Chirichiello

Derry Economic Development Advisory Committee is providing a survey that is on the Town of Derry's website. The committee would like as many people as possible before 12/31 to take part in the survey. It is under the news section and only takes 5 minutes to complete

Town Administrator's Report – David Caron

The water main project along Route 28 has been shut down for the winter, the temporary pavement should be in. The contractor is ahead of schedule installing about 62% of the project and it will be completed by August of 2017. The town will be reimbursed for approximately 80% of the cost.

Public Forum - *30 Minutes*

Open Public Forum – all agreed

Terri Pastori: Ballard Rd – Terri is the Chair of the Economic Development Advisory Committee and has had a few meetings with Buxton. She believes that Buxton presents a great opportunity for the town and that the town council should accept the agreement.

John Potucek: Sunset Ave – He is a member of the Economic Development Advisory Committee and would like the council to support the contract for Buxton.

Maureen Rose: Windham Rd – Would like the council's help in making sure that Derry storage which abuts her property follows the plans that were approved by the town. She has been to the Planning Board and the town council before with similar requests. She would like something done soon before the work gets completed and it is too late.

Randall Kelley (Santa Claus): Hardy Ct – Thinks the council has all been very good this year but told them that they would get coal next year if they are not.

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

Old Business

16-144 Sale of Town Tax Deeded Properties

Tax Collector Dawn Enwright presented the report on the Sale of Town Tax Deeded Properties. The Town Council received a staff report and a list of five properties recommended for disposition. The report proposed a decision making timeline leading to a Council vote on the matter on December 20, 2016. Pursuant to the plan, the properties were reviewed by Town Departments, the Planning Board, Conservation Commission, and Heritage Commission. The timeline required public hearings to be held on November 15 and December 6th. Per council vote on October 18th, 19 Elm Street was removed. In addition 1 Tyler Road has been repurchased by the prior owner. Sale of tax deeded properties will generate revenue and return the properties to the tax rolls.

**Councilor Morgan MOVES THAT THE TOWN COUNCIL adopt Resolution #2016-042, which reads as follows [*Read the Resolution*], seconded by Councilor Katsakiores
Roll Call Vote 7-0-0
Resolution attached**

New Business

16-179 Buxton Agreement – Retail Development Services

The Town Council has identified enhancing economic development opportunities throughout the community as a primary community goal and have further identified retail development as an important component of the Town's economic development strategy. On behalf of the Town Council, the Economic Development Advisory Committee has solicited and reviewed proposals from consulting firms offering to assist the Town in this pursuit and has recommended that the Town Council consider engaging in the service of Buxton. Buxton makes data driven decisions for Economic Development and 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 customers 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.

**Councilor Morgan MOVES THAT THE TOWN COUNCIL adopt Resolution #2016-041, which reads as follows [*Read the Resolution*], seconded by Councilor Bourdon
Roll Call Vote 7-0-0
Resolution attached**

Council Requests / Open Discussion

Councilor Tripp – Wished everyone a Merry Christmas and a Happy New Year. Thanked Town Administrator David Caron for putting together a list of things the council has talked about but not completed. Would like the town council workshop to refine the town council and town administrator rules and goals to be given priority.

Councilor Fischer – Would like people who speak during public forum to begin with the end in mind and to describe the focus of what they want to say at the beginning of speaking. Wished everyone a Merry Christmas and a Happy New Year.

Councilor Morgan – Wished everyone a Merry Christmas, Happy Holidays and a Happy New Year. Has enjoyed his 2016 tenure on the town council. Stated that the council passed a non-rep contract at the last meeting but they overlooked a few things like vacation time and raises. He would like to discuss this in a non-public before the next meeting.

Councilor Katsakiores – Wished everyone a Merry Christmas, a Happy New Year, and a Happy Hanukah. She would like to know what can be done to help Maureen Rose.

Councilor Foote – Wished everyone a Merry Christmas, a Happy New Year, and a Happy Hanukah.


Councilor Bourdon – Thanked the councilors. Thanked councilor Morgan and the people on the Economic Development Advisory Committee for getting a lot accomplished in a short time. Wished the residents and town employees a Merry Christmas and Happy Holidays.

Chairman Chirichiello – Wished everyone a Merry Christmas, Happy Holidays, and Happy Hanukah.

Adjournment: 8:30 p.m.



Town Clerk



Date

Recording & Transcription by: Daniel Healey, Town Clerk



RESOLUTION

Number 2016-042

To Authorize the Sale of Tax Deeded Property

WHEREAS, Article 5 of the Town's Administrative Code sets forth the procedure to dispose of tax-deeded properties; and

WHEREAS, the Tax Collector has complied with said procedures in addition to complying with RSA 80:80, the controlling state statute; and

WHEREAS, the Town Council has held two public hearings during this process; and

WHEREAS, the Council believes that the sale of the parcels is in the best interest of the Town of Derry;

NOW, THEREFORE, BE IT RESOLVED that the Town Administrator is hereby authorized to sell by public auction and, in accordance with Section 5-29 of the Administrative Code, the following parcels:

63 Drew Road
6 Gill Road
5 Mundy Lane

BE IT FURTHER RESOLVED that the Town Administrator is authorized to execute all required documents to effect sale of these properties.

This Resolution shall take effect immediately upon its passage.

Adopted: December 20th, 2016.

Attest:

x Brian Chirichiello

Brian Chirichiello, Council Chair

Date: 12-20-16

x Daniel Healey

Daniel Healey, Town Clerk

Date: 12-20-16

Archival Ref: TC agenda item #16-83



RESOLUTION

Number 2016-041

To Approve an Agreement with Buxton
For Retail Development Services

WHEREAS, the Town Council has identified enhancing economic development opportunities throughout the community as a primary community goal; and

WHEREAS, the Council and its Economic Development Advisory Committee (EDAC) have further identified retail development as an important component of the Town's economic development strategy; and

WHEREAS, on behalf of the Town Council, EDAC has solicited and reviewed proposals from consulting firms offering to assist the Town in this pursuit, and has recommended that the Town Council consider engaging the services of Buxton;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL that the Town contract with Buxton to provide retail development services to the Town of Derry in accordance with the proposal submitted by Buxton to the Town dated September 12, 2016 at a one-year cost in the amount of \$50,000, with two additional years at the option of the Town; to possibly engage Buxton at a later date to develop a Hotel Feasibility Study at a one-time cost of \$10,000; with all 2017 costs funded from the FY17 Economic Development Budget as previously adopted by the Town Council.

This Resolution shall take effect immediately upon its passage.

Adopted: December 20th, 2016

Attest:

x Brian C. Chirichello

Brian Chirichello, Council Chair

Date: 12-20-16

x Daniel Healey

Daniel Healey, Town Clerk

Date: 12-20-16