

**CITY OF LACONIA - CITY COUNCIL MEETING  
7:00 P.M.**

1/23/2023 - Minutes

**1. CALL TO ORDER**

Mayor Hosmer called the meeting to order at 7:02 PM

**2. SALUTE TO THE FLAG**

Councilor Haynes led the salute to the flag.

**3. RECORDING SECRETARY**

Katie Gargano, City Clerk

**4. ROLL CALL**

City Clerk Gargano called the roll of the following Councilors: Councilor Cheney, Councilor Soucy, Councilor Lipman, Councilor Haynes, Councilor Felch and Mayor Hosmer.

Mayor Hosmer noted 5 Councilors were present and a quorum was established.

Absent: Councilor Hamel

**5. STAFF IN ATTENDANCE**

Kirk Beattie, City Manager; Glenn Smith, Finance Director

**6. COUNCIL PROCLAMATION**

**6.A. Presentation of 2022 Bieniarz Award**

Mayor Hosmer presented the 2022 Bieniarz Award to Rod Roy.

**7. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS**

**7.A. Regular City Council meeting minutes of January 9, 2023**

Minutes of the regular City Council meeting of January 9, 2023 were distributed to the City Council on January 19, 2023.

With no corrections or changes submitted to the Clerk, the minutes were accepted as distributed.

**8. CONSENT & ACTION ITEMS**

**8.A. Request to establish rental fees for Boardwalk and Weirs Boulevard vending spaces for Laconia Motorcycle Week 2023**

Approval from the City Council is requested to confirm the rental fee for the Boardwalk and Weirs Boulevard vending spots for Laconia Motorcycle Week 2023 as follows:

10' x 12' Boardwalk vending spaces..... \$1,750 each

90 ft. block of space - Laconia Motorcycle Week Association..... No charge

Weirs Boulevard - Six 10' x 12' spaces..... \$550 each

(or one 12' x 75' space)..... \$2,000

Please note that the vendor fees for the Boardwalk spaces were last increased for Laconia Motorcycle Week 2022 when the Council approved increasing the fee from \$1,500 per space to the current \$1,750 per space. There are 16 vending spaces rented on the Boardwalk for Motorcycle Week.

Councilor Felch made a motion to approve rental fees for Laconia Motorcycle Week 2023 vending spaces located on the Boardwalk and Weirs Boulevard as presented. Seconded by Councilor Soucy  
**Discussion:** None. The *motion passed with all in favor.*

9. **CITIZEN COMMENTS FOR MATTERS NOT ON THE AGENDA**

None.

10. **INTERVIEWS**

11. **NOMINATIONS, APPOINTMENTS & ELECTIONS**

12. **COMMUNICATIONS**

13. **PUBLIC HEARINGS**

13.A. **Public Hearing - Granting on easement on City land (Parcel 458-205-20)**

Notice of this Public Hearing was made available in the December 30, 2022 edition of the Laconia Daily Sun, and posted at Laconia City Hall, Laconia Community Center, Laconia Public Library and the offices of the SAU.

Mayor Hosmer opened the Public Hearing at 7:13 PM

No one spoke.

Mayor Hosmer closed the Public Hearing at 7:14 PM

13.B. **Public Hearing - Progress of the renovation of the Laconia Housing and Redevelopment Authority's space at 17 Church Street**

Notice of this Public Hearing was made available in the January 12, 2023 editions of the Laconia Daily Sun and the New Hampshire Union Leader, and posted at Laconia City Hall, Laconia Community Center and the Laconia Public Library.

Community Development Block Grant (CDBG) funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available for Economic Development Projects, up to \$500,000 for Housing Projects, up to \$500,000 for Public Facility Projects, up to \$500,000 in Emergency Funds, and up to \$25,000 per Planning Study grant. All projects must directly benefit a majority of low- and moderate-income persons.

This is a progress update of the renovation of the Laconia Housing and Redevelopment Authority's

(LHRA) space at 17 Church Street, Laconia. The renovations are complete.

The 5,500 sq ft open space was renovated to provide 17 offices/exam rooms, reception area and multipurpose conference room for client professional services and meetings going forward. The space which will be used for client consultations, educational seminars for low and moderate income clients has ADA access, its own parking along with the use of the city's parish and municipal parking lots for client and tenant use.

Mayor Hosmer opened the Public Hearing at 7:15 PM

Mayor Hosmer asked if there was anyone from the public who would like to comment on this matter.

Tom from NH Housing and Finance Authority. He thanked the City for providing funds and confidence to complete the project.

Mayor Hosmer closed the Public Hearing at 7:16 PM

### 13.C. **Public Hearing - Changing the proposed Laconia Housing and Redevelopment Authority Tenant at 17 Church Street**

Notice of this Public Hearing was made available in the January 12, 2023 editions of the Laconia Daily Sun and the New Hampshire Union Leader, and posted at Laconia City Hall, Laconia Community Center and the Laconia Public Library.

Laconia Housing and Redevelopment Authority proposes changing of the proposed tenant in the LHRD renovated space at 17 Church Street, Laconia from the proposed tenant of Partnership for Public Health NH to HealthFirst Family Care Center. The majority of Healthfirst clients are of low and moderate income.

The tenant move from Partnership for Public Health to HealthFirst Family Care Center was due to not coming to a long term lease agreement and commencement date. Fortunately, there was interest from HealthFirst Family Care Center who provides services to similar levels of low and moderate income (60%+) client base in Laconia.

The addition of office space in Laconia affords HealthFirst the opportunity to have an immediate impact on Laconia residents in need of behavioral health services, and future primary/urgent care services. Space will allow Healthfirst to increase its capacity hiring additional staff to perform these clinical duties and better meet the growing need for behavioral health in the community.

Further, the location of 17 Church Street to downtown makes it a walkable location for many low- and moderate-income households that may not have transportation available. The central location also lends itself nicely as an extension of the existing HealthFirst campus, which is less than one mile away, and will afford staff the ease of going back and forth if/when needed.

The benefit to Laconia Housing is the need for an additional behavioral health partner for our tenants to assist with quality of life needs which is integral.

Mayor Hosmer opened the Public Hearing at 7:18 PM

Mayor Hosmer asked if there was anyone from the public who would like to comment on this matter.

Tom from NH Housing and Finance Authority stated that they are looking forward to working with health care family care centers to be able to provide support services across the line for residents. Also mentioned how great it will be having the location close to downtown. Healthfirst will be hiring 17 more staff in the second Laconia location. Tom thanked the City for having faith in the proposed

partnership with HealthTrust.

Councilor Soucy asked Tom if HealthFirst was moving or adding a new location and what happened with the previous proposed tenant. Tom verified that the prior proposed tenant for 17 Church Street was not able to come to an agreement and HealthFirst is adding another location for a total of 3. One in Franklin, and two in Laconia.

Mayor Hosmer closed the Public Hearing at 7:21 PM

13.D. **Public Hearing - Request to declare City-owned property on Lafayette Street (Parcel #444-126-17) as surplus property**

Notice of this Public Hearing was made available in the January 11, 2023 edition of the Laconia Daily Sun, and posted at Laconia City Hall, Laconia Community Center, Laconia Public Library and the offices of the SAU.

Mayor Hosmer opened the Public Hearing at 7:21 PM

No one spoke.

Mayor Hosmer closed the Public Hearing at 7:22 PM

13.E. **Public Hearing - Request to increase sanitary sewer rates beginning February 1, 2023 - Ordinance 2023-189-50-01**

Notice of this Public Hearing was made available in the January 14, 2023 edition of the Laconia Daily Sun, and posted at Laconia City Hall, Laconia Community Center, Laconia Public Library and the offices of the SAU.

Mayor Hosmer opened the Public Hearing at 7:22 PM

No one spoke.

Mayor Hosmer closed the Public Hearing at 7:23 PM

14. **PRESENTATIONS**

14.A. **Legislative Update - Representative Steve Bogert**

Representative Bogert presented the State of NH Monthly Revenue Focus for the month of December that was given by the Department of Administrative services. He discussed the monthly revenue summary for general and education, highway and fish & game, business taxes, meals and rental tax, tobacco tax, interest and dividends tax, real estate transfer tax, and other revenues which included interest income, transfer from lottery commission and sports betting, DHHS Recoveries.

Councilor Cheney told Representative Bogert he'd like to see him along his other Laconia representatives to work on getting our larger share of meals and rooms tax back to us and the retirement contributions. He's glad the State is doing well but he'd like to see the State make some changes. Representative Bogert responded saying he is here to help the Council to serve at the state level.

15. **MAYOR'S REPORT**

Mayor Hosmer commented on homelessness in the City, he is greatly appreciative of the Governor getting the Mayors and City Leaders together for conversations about how to address and work with the people who

are affected by homelessness to try to find some solutions. Mayor Hosmer stated that the conversation was very productive and believes that there is a sincere desire to find solution. It's a complex problem and its going to take a complex solution.

## 16. COUNCIL COMMENTS

Councilor Felch wanted to bring up an event for the sled dog race, this Saturday (January 28<sup>th</sup>) at 6:30 PM they will have their annual auction at Laconia Country Club.

Councilor Haynes wanted to thank the county commissioners for the progress with lakes region developers working to provide low-income housing on Bay Street. He was contacted by a constituent about a parking lot located at 564 Main Street in need of significant repair. It was also brought to his attention parking issues at district court. A discussion about this was had between Councilor Haynes and City Manager Beattie. It is not ready to bring it before the Council just yet.

Councilor Cheney talked about statutory language about approved streets, he's looking for a report by the City Manager, he is looking for the statutory language about any of the 100 streets remaining, Mayor Hosmer recommended this goes to the Government Ordinances and Operations Subcommittee. Residents at clearwater place contacted him about a property that used to be a bed and breakfast is now being rented by people and is not owner occupied. Councilor Cheney is hoping to get clarification from the planning department on if this property is an approved short term rental. Councilor Cheney also wants to look into flag policy. Mayor Hosmer asked Manager Beattie to look into what was previously discussed and give an update at a government ordinances and operations subcommittee meeting.

## 17. COMMITTEE REPORTS

### 17.A. FINANCE (Lipman (Chair), Hamel, Cheney)

#### 17.A.i. WOW Trail Funding

#### 17.A.ii. Downtown TIF Financing

### 17.B. PUBLIC SAFETY (Cheney (Chair), Soucy, Lipman)

### 17.C. GOVERNMENT OPERATIONS & ORDINANCES (Soucy (Chair), Felch, Cheney)

The subcommittee met tonight and discussed with the City Planner and Fire Chief on getting definitions of delapidated and hazardous buildings. Once they reach out to other cities and work with the City Planner some more, they are going to come back with an ordinance with more strength and clarification. There was also discussion of combining the historic and heritage commissions together.

#### 17.C.i. Review of Chapter 167, Noise and Chapter 161 Licensing as it pertains to outdoor sound equipment and loudspeakers

#### 17.C.ii. Ordinance Amending Chapter 221, Vehicles and Traffic/Parking on Sublawns

#### 17.C.iii. Procedural review of grant applications

#### 17.C.iv. Regulation of Short Term Residential Rental Businesses

#### 17.C.v. Proposed Historic Overlay District

#### 17.C.vi. Scenic Road Motorcycle Noise Petition

17.C.vii. **Use of public property by for-profit entities**

17.C.viii. **Short Term Rentals**

17.C.ix. **Naming privilege's to public areas**

17.D. **LAND & BUILDINGS (Hamel (Chair), Haynes, Felch)**

17.D.i. **Downtown parking garage**

17.D.ii. **Repair & maintenance of City buildings**

17.D.iii. **Plan for the DPW Compound**

17.E. **PUBLIC WORKS (Haynes (Chair), Felch, Soucy)**

17.E.i. **Retaining Wall Policy**

17.E.ii. **Discussion for converting from a manual to an automated solid waste curbside collection service**

17.F. **APPOINTMENTS (Councilors Soucy (Chair), Cheney and Haynes)**

18. **LIAISON REPORTS**

Councilor Haynes spoke about the Heritage Commission has been seeing a lot of demolition permit requests. Lots of cottages are being taken down and more residential year-round homes are being put in its place.

19. **CITIZENS REQUESTS TO COMMENT ON CURRENT AGENDA ITEMS**

Kevin Eastwood spoke to the Council about how the Lakeport Association museum has been using 14 spaces behind the old Lakeport fire department, there are 17 members of the association, one of the past presidents this venue is named after. He is concerned that if they lose those parking spaces, the museum will have to close its doors.

Jessica Jacobson- representing Knotty Marine located at 35 Winnisquam Ave, there is a combination of 4 parcels of mixed use. Two residential buildings, a commercial store over the water and multiple disjointed boat houses. This project is to consolidate those boat houses into two marina structures. 51 boat slips exist currently, and 51 additional boat slips are being proposed. City Planner Dean Trefethen stated to the council that the Marina was represented at the previous meeting and will be on the February meeting as the proposed plans are before the planning department currently. They are working on issues regarding the parking and sewer regulations. According to Director Trefethen, the marina is working closely with the Department of Environmental Services and Department of Public Works to come to an agreement.

Representative Charlie St. Clair wanted to comment on Councilor Cheney's previous comments about the meals and rooms tax and retirement fund saying they were right on the mark.

Representative St. Clair missed the public hearing at the last meeting about the parking on Elm Street, he wanted to express his concern is that this is a City Street and there have been some properties owners on Main Street and Lakeside Ave, he gave the example of other businesses putting lots of money into their store fronts. He stated it would be setting a very bad precedent said business owners to request any number of parking spots for only their business and no one else. He wanted to let the Council know they can regulate parking spaces with time just like they did on Church Street in front of the Spa, on Canal Street and the spaces already downtown. He also mentioned the Mount Washington once asked for 15

spaces on Lakeside Ave and instead the City created spaces with longer times going up to a maximum of 5 hours.

## 20. CITY MANAGER'S REPORT

### 20.A. Project Updates Report

Manager Beattie went over the Projects Manager's Report- highlights include DPW is meeting with interested contractors for the Road Program next year. Not sure what the financing will look like yet as far as how much to have in the budget for it. Waiting on funding to decide what will be repaired. The City will receive a bill for the overage on the Winnepesaukee River Basin Project.

### 20.B. Monthly Economic Development Report

Manager Beattie stated there were not a lot of major changes with the economic development report. The annual CPI came in at 8%.

Director Trefethen gave an update on the air b&b issue on Gale Ave, they have contacted the homeowner letting him know that he does not qualify because he does not occupy the property. The homeowner is contesting, saying he does and is supposed to be getting proof to the Planning Department. The property owner is being given a few more days to put that together. The next step is to try to enforce not having short term rentals at that property if sufficient documentation is not provided. The original application for short term rental at that property was already denied. Mayor Hosmer wants to know what the next step. A violation notice of 275.00 dollars a day is what will be issued next. Mayor Hosmer is concerned for the residents living next to the property.

Councilor Lipman directed Director Trefethen to send the violation notice immediately and negotiate later. Councilor Soucy wondered if the ordinance subcommittee should take a look at the ordinance before enforcing it to make any necessary changes. Councilor Lipman disagreed saying that it would not be wise to enforce an ordinance and make changes at the same time. It would be best to get through this situation and make revisions later. Mayor Hosmer agreed and asked if there has been any progress in hiring an outside vendor to track these units. Director Trefethen has spoken with multiple vendors and states that they are going to be reaching out for a proposal for bid.

Councilor Lipman asked about Accessory dwelling units, Director Trefethen said he is going to need more time April- May time frame.

## 21. NEW BUSINESS

### 21.A. Sale of Lots #3 and #4 in Lakes Business Park

The Lakes Business Park Commission approved the sale of Lots #3 and #4 in Lakes Business Park at its meeting on December 22, 2022 contingent upon the approval of the Gilford Board of Selectmen and the Laconia City Council. The Gilford Board of Selectmen subsequently approved the sale at their meeting on January 11, 2023.

The offer for Lots #3 and #4 was received from 83 Airport Rd. Solar, LLC in the amount of \$195,000. The use of the lots would be for a commercial solar generator facility. Lot #3 is located at 307 Hounsell Avenue and consists of 2.54 acres; Lot #4 is located at 315 Hounsell Avenue and consists of 2.55 acres. The Purchase and Sale Agreement is attached to the agenda.

Councilor Haynes made a motion to approve the vote of the Lakes Business Park Commission for the sale of Lot #3 and Lot #4 in the Lakes Business Park in the amount of \$195,000 and to authorize the City Manager to sign the required documents in connection with the sale. Seconded by Councilor Felch **Discussion:** Councilor Cheney asked about the size of the parcels. Manger Beattie said lot #3 is 2.54 acres and lot #4 is 2.55 acres. Councilor Soucy asked if this was a unanimous



decision. Councilor Lipman said he is on the board, and he did vote against it, but he will support it here. Councilor Lipman's concern was the lack of jobs being created with this project and it maybe not being the highest use for the property. No other individuals have come forward from the business park. Councilor Soucy asked how many lots are remaining. Manager Beattie confirmed there is one lot left, lot number one. Councilor Felch wanted to know how the property is going to be taxed. Manager Beattie is still researching that answer. The ***motion passed with all in favor.***

#### 21.B. **Request to approve angled parking on Winnisquam Avenue**

The Planning Board has an application pending from Knotty Marina on Winnisquam Avenue for a redevelopment of the marina. Part of the proposal is Knotty Marina wants to have angled parking (head in parking) on a limited section of Winnisquam Avenue. Under state law RSA 265:71-I:III, angled parking is permitted with authorization from the City Council. (See attached plan for the area of proposed angled parking.) The applicant has approached Ward Councilor Mark Haynes about the Council approving angled parking at the site. Historically, the previous owner had angled parking on a longer section of Winnisquam Avenue. This requires a change to Ordinance 221 Parking, Standing and Stopping, section 28 Angle parking. A proposed amendment to the Ordinance is attached to the agenda.

Councilor Soucy made a motion to waive reading of this Ordinance in its entirety and to read by title only. Seconded by Councilor Cheney **Discussion:** None. The ***motion passed with all in favor.***

Councilor Haynes made a motion to move the first reading of amending Ordinance 221-28 Angled Parking to allow angled parking on a limited section of Winnisquam Avenue. Seconded by Councilor Felch **Discussion:** None. The ***motion passed with all in favor.***

Councilor Haynes to schedule a Public Hearing on February 13, 2023, during the regular City Council meeting to gather input prior to adoption. Seconded by Councilor Lipman. **Discussion:** None. The ***motion passed with all in favor.***

#### 21.C. **Laconia Fire Department Walmart Grant Acceptance**

Accept grant award of \$22,500.00 for the purchase of medication pumps, associated equipment, and various EMS training.

This grant acceptance is recommended due to IV Medication Pumps with associated equipment being required at the ALS level and the benefit of increased EMS training.

Councilor Cheney made a motion to waive a reading of Resolution 2023-01 in its entirety and to read by title only. Seconded by Councilor Haynes **Discussion:** None. The ***motion passed with all in favor.***

Councilor Cheney made a motion to move a first reading of Resolution 2023-01, relative to the acceptance of the Walmart Community Grant in the amount of \$22,500.00 for the Laconia Fire Department. Seconded by Councilor Haynes **Discussion:** None. The ***motion passed with all in favor.***

Councilor Haynes move to schedule a public hearing on February 13, 2023, during the regular Council meeting to gather public input prior to any action being taken. Seconded by Councilor Cheney **Discussion:** None. The ***motion passed with all in favor.***

#### 21.D. **Acceptance and approval of grant from The Recycling Partnership that defrays the cost of purchasing recycling containers as part of the conversion to automated collection**

The Recycling Partnership has approved the City's request for a grant to defray the cost of



purchasing the recycling containers necessary to convert from manual to automated curbside collection.

The Recycling Partnership will reimburse the City \$15 of the cost of purchasing:

- One recycling container per single family household
- Up to four recycling containers for multifamily properties
- One recycling container per non-residential customer

The reimbursement for the purchase of recycling containers will not exceed \$97,544. Additionally, The Recycling Partnership will provide \$7,651 towards conducting an outreach campaign in support of the conversion to automated curbside recycling. The not to exceed value of this grant is \$105,106. The grant was included in the FY 2023 budget and the necessary public hearing for accepting the grant was part of the budget approval process. Therefore, a separate public hearing for this grant is not required.

Councilor Soucy made a motion that the City Council approve the acceptance of The Recycling Partnership's grant, approve the grant agreement, and authorize the City Manager to sign the grant agreement. Seconded by Councilor Cheney **Discussion:** None. The ***motion passed with all in favor.***

#### 21.E. **Authorization of boat dealers to act as agents for the City of Laconia**

The boat dealers listed below have been operating as agents for the City in the collection of boat fees. For the last several years, the State has required these dealers to show evidence of a surety bond in order to authorize them to collect fees for the City and State. The City can cover these dealers under our current bonding insurance, at no additional cost, provided they are authorized annually by the City Council to act as agents.

In Fiscal Year 2022 the City received approximately \$120,000 in boat registration fees collected between these dealers and the City Clerk's Office.

Councilor Haynes to approve the renewal of the Boat Agent Agreement between the State of NH – DMV, the City of Laconia and boat dealers. Seconded by Councilor Felch **Discussion:** None. The motion passed with all in favor.

Councilor Felch to authorize the City Clerk to sign the Boat Agent Agreement on behalf of the City of Laconia. Seconded by Councilor Haynes **Discussion:** None. The motion passed with all in favor.

### 22. **UNFINISHED BUSINESS**

#### 22.A. **Granting an easement on City land (Parcel #458-205-20)**

The Planning Board approved a 90-unit apartment complex for property on Province Street, which requires a second driveway for safety access and to help spread out traffic volume away from Province Street. The proposed second access driveway would cross currently vacant City owned land. This land is between Spruce Street and Growth Road, and also includes the City's dog park. The easement would allow construction of the second driveway due to fire code and the number of total units, at the applicant's expense and future maintenance obligations, while still allowing access to the dog park. The apartment complex is proposed to be affordable housing, which is desperately needed in the City. At the December 27, 2022 Council meeting, Councilors asked for additional language to be added to either the Planning Board's approvals and/or the easement. The Planning

Board imposed additional conditions of approval at their January 10, 2023 meeting (attached to the agenda).

Director Trefethen spoke about the stipulations put on the approval. Councilors Soucy and Lipman would like to see more specific stipulations added.

Manager Beattie discussed some newly discovered potential issues on if the City can do an easement on this property because it was acquired with land and water conservation funds. He is working on this with legal. Manager Beattie asked the parks and recreation director to reach out to the state to see if the easement makes sense and see how simple it will be.

Motion to table by Councilor Lipman, Seconded by Councilor Soucy, this is not debatable. The item was tabled.

22.B. **Changing the proposed Laconia Housing and Redevelopment Authority tenant at 17 Church Street**

Laconia Housing and Redevelopment Authority proposes changing of the proposed tenant in the LHRD renovated space at 17 Church Street, Laconia from the proposed tenant of Partnership for Public Health NH to HealthFirst Family Care Center. The majority of Healthfirst clients are of low and moderate income. The tenant move from Partnership for Public Health to HealthFirst Family Care Center was due to not coming to a long-term lease agreement and commencement date. Fortunately, there was interest from HealthFirst Family Care Center who provides services to similar levels of low and moderate income (60%+) client base in Laconia. The addition of office space in Laconia affords HealthFirst the opportunity to have an immediate impact on Laconia residents in need of behavioral health services, and future primary/urgent care services. Space will allow Healthfirst to increase its capacity hiring additional staff to perform these clinical duties and better meet the growing need for behavioral health in the community. Further, the location of 17 Church Street to downtown makes it a walkable location for many low- and moderate-income households that may not have transportation available. The central location also lends itself nicely as an extension of the existing HealthFirst campus, which is less than one mile away, and will afford staff the ease of going back and forth if/when needed. The benefit to Laconia Housing is the need for an additional behavioral health partner for our tenants to assist with quality of life needs which is integral.

Councilor Soucy made a motion to approve the changing of the proposed Laconia Housing Redevelopment Authority's tenant at 17 Church Street from Partnership for Public Health to Healthfirst Family Care Center. Seconded by Councilor Cheney **Discussion:** None. The ***motion passed with all in favor.***

22.C. **Request to declare City-owned property on Lafayette Street (Parcel #444-126-17) as surplus property**

The Water Department has requested that the City Council consider declaring City-owned property on Lafayette Street (Parcel #444-126-17) as surplus property. This site was formerly used as a water tank site up until the 1980s at which point the tank was relocated to Long Bay. Since then, the site was used as a stockpile area for our crews when working on that side of the City. In recent years, the Water Department has received many complaints from neighbors about the noise, piles of material, and overall aesthetic of the site. In early 2022 the decision was made to no longer use the site as a stockpile area, as it did not fit with the residential neighborhood in which it sat. The Water Department is requesting that this site be declared as surplus property in order to be able to pursue the sale of it to someone that would have intentions of adding one or more homes on the lot (the property can be subdivided up to three lots). Per Section 183 of the City's Code, the City Council held a public hearing earlier this event to accept public comment regarding declaring the property described above as surplus.

Councilor Flech made a motion to approve the request to declare City-owned property located on

Lafayette Street (Parcel #444-126-17) as surplus property. Seconded by Councilor Soucy  
**Discussion:** Councilor Soucy mentioned Superintendent Crawford requested at the previous meeting on January 9, 2023, that the funds to be distributed back to the Water Department and he feels it should be kept by the City. Councilor Lipman would like the City Manager to look into the history that Superintendent Crawford mentioned. The ***motion passed with all in favor.***

## 22.D. Request to increase sanitary sewer rates beginning February 1, 2023

The City Council approved the last series of sewer rate increases in 2019. Public Works requested 9.5% per year for three years. The Council approved 9.5% for the first year and 3.5% for the following two years. The last of the three rate increases was in February of 2021. The fund's revenue and budget are impacted by the following:

- The sanitary sewer rate is based on both a fixed unit fee and a water consumption fee. Laconia Water Works' sale of water over the last 10 years has reduced by an average of 1.5% per year thus reducing the sewer fund's annual revenue.

- Inflation; particularly the increase in the cost of electricity, supplies, and design/construction services. · The Winnepesaukee River Basin Program's (WRBP) budget increase programmed for FY2024. The City's payments to the Program represent 55% of the sanitary sewer fund's budget. The WRBP is increasing its fees by 26% in FY 2024. The City's share of this fee increase is approximately \$707,000. There is also a \$394,000 2023 O&M overage that we must pay back in 2024. That is \$1.1m of additional 2024 cost to the SSF. o WRBP's budget increase is due to the impact of Inflation, the increase in the cost of electricity and chemicals used in the treatment process, the cost of disposing of sludge, and the age/condition of the equipment in WRBP's system which results in the Program having to replace versus repair equipment over the next several years.

- A \$322,000 increase in Laconia's debt service payments to the WRBP in FY 2026. This increase is due to the significant projects necessary to maintain a 40-year-old sewage treatment system.

Every \$100,00 increase in expenses represents approximately 2% of the sanitary sewer system's budget. Thus, WRBP's FY 2024 proposed rate increase represents a 14% increase in the City's sanitary sewer fund budget. Additionally, Public Works was requested to determine the cost of the sanitary sewer fund managing and funding the cleaning and inspection of private sewer systems in the City. Private sewer systems must also meet the City's EPA sewage system permit requirement. There are approximately 100 private sewer collection systems in the City. Public Works analyzed the cost of cleaning and inspecting these systems assuming that 20% of the private sewer systems are inspected every year resulting in completing the inspection of private sewer systems every 5 years. Public Works analyzed the first-year annual cost of the City performing the inspections and the average cost per property owner of the Associations performing their inspections. The results follow:

- The cost for the City to manage and perform the program is \$204,000 per year. This estimate includes the cost of a new employee, cleaning, jetting and video recording all of the private sewer mains. The following chart summarizes the projected cost increases not including inflation over the next three fiscal years.

Councilor Lipman spoke on current inflation.

Councilor Haynes asked about the private sewer inspections, he also asked Manager Beattie about the projections that go out 9 years. Are they accurate money or estimates? Manager Beattie said that some items are accurate, and others are estimates.

Councilor Cheney wanted to thank Councilor Lipman for his hard work coming up with this idea to help the dramatic increases.

Councilor Soucy mentioned to the state representatives in the audience that he'd like to see the

state have more oversight over the Winnepesaukee River basin in regard to their spending and passing the bill off to the communities.

Councilor Cheney made a motion to waive a reading of this Ordinance in its entirety and to read by title only. Seconded by Councilor Haynes **Discussion:** None. The ***motion passed with all in favor.***

Councilor Felch made a motion to approve the first reading of Ordinance 2023-189-50-01, an Ordinance amending Chapter 189-50, Sewer Charges. Seconded by Councilor Lipman **Discussion:** None. The ***motion passed with all in favor.***

Councilor Lipman to schedule a public hearing on Ordinance – 2023-189-50-01, for February 13, 2023, during the regular City Council meeting. Seconded by Councilor Haynes. **Discussion:** None. The ***motion passed with all in favor.***

22.E. **Continued discussion to explore parking options requested by Scott Everett for his property in Lakeport at 51 Elm Street**

Developer Scott Everett, Paugus Properties, LLC, has requested that the City Council explore parking options in connection with his development at 51 Elm Street in Lakeport. The project, scheduled to open in the spring of 2023, will consist of a 40,000 plus sq.ft. building which will feature covered parking, condominiums and first floor retail shops as well as co-working spaces. Mr. Everett presented information regarding this development at the Council's December 27, 2022 meeting. A public hearing was scheduled and held at the January 9, 2023 Council meeting, and a motion was approved to table this agenda item. The City Manager will present additional information to the Council at this meeting.

Councilor Lipman made a motion to take this agenda item off the table. Seconded by Councilor Soucy. **Discussion:** None. The ***motion passed with all in favor.***

Councilor Lipman began the discussion on parking that it is limited license for patron use. Lakeport, the Weirs, and Downtown are thread of 3 different villages in the city. Trying to navigate what would allow for successful businesses in the Lakeport area. Tonight, they don't have anything specific. They are waiting to hear back from legal to have some technical issues addressed but have not heard back yet. He expects to be able to come up with the proper accommodations for the competing interests for those spaces. Hoping to have something at the next meeting to look at.

Councilor Soucy made a motion to table. Seconded by Councilor Lipman. The ***motion is non debatable, the item was tabled.***

23. **FUTURE AGENDA ITEMS**

23.A. **Master Plan**

23.B. **Milfoil Treatment funding requests**

23.C. **Sewer & Water Master Plan**

23.D. **Single Stream Recycling/Concord Co-op/Solid Waste disposal cost reductions**

23.E. **Strategic Planning/Goal Setting**

23.F. **WOW Trail**

23.G. **Weirs Beach Restoration Project**

24. **Fair St/Court St traffic problems and accidents**

25. **Any other business that may come before the Council**

26. **NON-PUBLIC SESSION (According to RSA 91-A:3, II)**

Councilor Soucy made a motion to enter into nonpublic session according to RSA 91-A:3,II (d) Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. Seconded by Councilor Cheney. **Discussion:** None.

By Roll Call Vote:

Councilor Cheney: Yes                      Councilor Soucy: Yes                      Councilor Lipman: Yes

Councilor Haynes: Yes                      Councilor Hamel: ABS                      Councilor Felch: Yes

The City Council entered the nonpublic session at 8:51 PM

Councilor Cheney made a motion to reconvene the public session of the meeting. Seconded by Councilor Soucy. **Discussion:** None.

By Roll Call Vote:

Councilor Cheney: Yes                      Councilor Soucy: Yes                      Councilor Lipman: Yes

Councilor Haynes: Yes                      Councilor Hamel: ABS                      Councilor Felch: Yes

The public portion of the meeting was reconvened at 9:00 pm.

Councilor Cheney made a motion to seal the minutes of the nonpublic session for a period of 6 months. Seconded by Councilor Soucy. **Discussion:** None. The ***motion passed with all in favor.***

27. **ADJOURNMENT**

Mayor Hosmer adjourned the meeting at 9:01 PM.

Respectfully Submitted,

Katie Gargano, City Clerk