

**Rochester City Council Workshop  
February 21, 2017  
Council Chambers  
7:00 PM**

**COUNCILORS PRESENT**

Councilor Abbott  
Councilor Barnett  
Councilor Bogan  
Councilor Gates  
Councilor Gray  
Councilor Hamann  
Councilor Lachapelle  
Councilor Lauterborn  
Councilor Keans  
Councilor Torr  
Councilor Varney  
Councilor Willis  
Mayor McCarley

**OTHERS PRESENT**

City Manager Daniel Fitzpatrick  
Deputy City Manager Blaine Cox  
Terrence O'Rourke, City Attorney  
Samantha Rodgerson, Executive Secretary  
John Guilfoil, Public Relations (JGPR)  
Seth Creighton, Chief Planner  
Michael Dionne, Conservation Commission  
Patrick Mohan, Auditor - Melanson Heath

**Minutes**

**1. Call to Order**

Mayor McCarley called the City Council Workshop to order at 8:06 PM. Marcia Roddy, Deputy City Clerk, took a silent roll call. All Councilors were present.

**2. Public Input**

No one came forward to speak.

**3. Communications from the City Manager**

**3.1 Employee of the Month**

Presented before Public Hearing earlier in the evening.

**3.2 John Guilfoil Public Relations, PLLC**

Samantha Rodgerson, Senior Executive Assistant, introduced John Guilfoil,

a public relations agent, whose agency specializes in working with municipalities.

Mr. Guilfoil gave some background information about his experience and what his agency does. In addition to being a reporter for the *Boston Globe*, he also served as Deputy Press Secretary to the late Mayor Menino. Mr. Guilfoil was working at the finish line of the Boston Marathon in 2013 and was the first public information officer at the scene.

Mr. Guilfoil said his firm works with 170 public entities (police, fire, water and sewer, public schools, etc.), anywhere there is a need to get information out to the public. He said that Rochester has a lot going on in it and there is a great interest in promoting it.

Mr. Guilfoil's firm will be launching two new projects prior to July 1, 2017: a completely new website for the Fire Department, doing away with the old website; and a news magazine for the City, with printed content, news blogs, pictures and video, events., etc..

There will be press releases 24/7, monthly reports, and constant stories within the City.

Mr. Guilfoil assured that his firm is extremely attentive to its clients and will always answer or return telephone calls in a timely manner.

Councilor Gates asked if JGPR, PLLC will develop a website that people in Rochester can log into to read about certain items they are interested in. Mr. Guilfoil said that will be developed after the Fire Department website is developed, which should be in the next week or two.

### **3.3 AB 124 99 Chamberlain Street**

Mr. Fitzpatrick said a few weeks ago he had received a letter from a property owner asking if the City was interested in purchasing a piece of property at 99 Chamberlain Street. After consulting with several departments in the city he determined that there was no interest in this landlocked parcel of land. He said he will inform the owner that the City will decline his offer.

## **4. Communications from the Mayor**

Mayor McCarley had nothing to report.

## **5. Department Reports**

No comments or questions.

## **6. Conservation Commission Regarding Conservation Easement**

Seth Creighton, Chief Planner, and Michael Dionne, Chairman of the Conservation Commission, gave a PowerPoint presentation about a 160 acre conservation easement. It is an area of land owned by the Gauthier Family Farm. The property includes 1.4 miles of river frontage along the Salmon Falls River.

Mr. Dionne talked about the property's assets, pointing out that it is a valuable natural habitat and resource. He said that the Gauthier family is open to allowing the public to access the land for recreational purposes. There will be a partnership on the project with Southeast Land Trust [SELT] and Natural Resources Conservation Service [NRCS], which will provide some of the funding through an agricultural easement grant. He said a closing on the project is expected to be in the summer of 2017.

Councilor Varney asked how the \$400,000 valuation of the easement when the property is assessed at \$140,000. Mr. Creighton said that an independent appraiser who specializes in appraisal values for conservation easement. In that appraisal it is determined that if the property were encumbered and could not be developed, what affect would that have on the resale value. That is what determined the \$400,000 value.

Councilor Willis asked what are the funding sources in place now. Mr. Dionne said that SELT will be the easement holder and they apply for the grant from NRCS. The Conservation Commission has \$100,000 in its budget to be used for the project and they are looking to the City to provide \$167,000 of the difference.

Councilor Willis asked if other funding sources had been explored, such as through DES. Mr. Creighton said yes, but some of those funding sources are not within the time frame that will work with the NRCS grant and it is important to work within their parameters. He said that this would need to close by the end of this calendar year.

Councilor Varney asked if the City Attorney has seen the easement language yet. Mr. O'Rourke said it hasn't been written yet, but there are certain language requirements.

Mr. Creighton had a draft deed that Councilor Torr said he would like to see. Mr. Creighton said the draft was gone through line-by-line with the City Attorney.

## 7. **AB 123 Annual Audit FY 2016 Presentation**

The Deputy City Manager introduced Patrick Mohan, a manager from Melanson Heath, the City of Rochester's auditors. The City Council had been provided copies of the FY 2016 Annual Financial Statements and Management Letter.

Mr. Mohan presented an overview of the audit, referring to the printed copy given to the City Councilors. He pointed out certain items of importance in several categories of the audit.

## 8. **Other**

Councilor Varney asked if the Council would be discussing the zoning amendments at the next meeting. Mayor McCarley said that would take place at the next Workshop.

Councilor Torr questioned the lawsuit recently filed by the City Council against the Zoning Board. He wanted to know if everyone had gotten a copy of the lawsuit. He questioned who would be representing the Zoning Board. He was also concerned that should he be subpoenaed to testify in the case, who would be representing him?

Mayor McCarley noted that the City Council had already discussed this matter and agreed to go forward with the lawsuit. Councilor Gates questioned the language in the Court documentation about a motion to expand the record.

City Attorney O'Rourke explained the wording in the motion and reaffirmed the action taken regarding "expanding the record" as giving the City Council more latitude in calling witnesses, etc., and presenting its case.

## 9. **Adjournment**

Councilor Lachapelle **MOVED** to adjourn the meeting at 9:16 PM. Councilor Bogan seconded the motion. The **MOTION CARRIED** by unanimous voice vote.

Respectfully submitted,

Marcia H. Roddy, CNHDCC  
Deputy City Clerk