

**City Council Special Meeting  
October 17, 2023  
Council Chambers  
7:44 PM**

**COUNCILORS PRESENT**

Councilor Beaudoin  
Councilor Berlin  
Councilor de Geofroy  
Councilor Desrochers  
Councilor Fontneau  
Councilor Gilman  
Councilor Gray  
Councilor Hailey  
Councilor Hamann (remote)  
Councilor Larochelle  
Deputy Mayor Lachapelle  
Mayor Callaghan

**OTHERS PRESENT**

Katie Ambrose, City Manager  
Mark Sullivan, Finance Director

**COUNCILORS EXCUSED**

Councilor Malone

**Minutes**

**1. Call to Order**

Mayor Callaghan called the City Council Special meeting to order at 7:44 PM.

**2. Resolution for Supplemental Appropriation and Authorizing Borrowing Authority Pursuant to RSA 33:0 to the FY24 School General Fund Capital Improvement Plan (CIP) Fund in an amount not to exceed \$34,000,000 for the new School Construction Project *second reading and consideration for adoption***

Mayor Callaghan read the resolution for a second time by title only as follows:

**Resolution for Supplemental Appropriation and Authorizing Borrowing Authority Pursuant to RSA 33:9 to the FY24 School General Fund Capital Improvements Plan (CIP) Fund in an amount**

**not to exceed \$34,000,000.00 for the New School Construction  
Project**

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

That the Mayor and City Council of the City of Rochester hereby appropriate Thirty Four Million Dollars (\$34,000,000) to the FY2024 School General Fund Capital Improvement Plan (CIP) for the purpose of paying costs associated with construction of a new 68,000 square foot elementary school. The new school shall reduce crowding, and will consolidate the Nancy Loud school, and School Street school, and close the modular sections at the William Allen and Chamberlain schools. The new School shall have a capacity of approximately four hundred and twenty (420) students. The funding sources for this supplemental appropriation shall be derived from the following;

1. **State of New Hampshire Building Aid Grant:** Fifteen Million Seven Hundred Sixty Nine Thousand Five Hundred Eighty Dollars, (\$ 15,769,580).
2. **Local School Capital Reserve Fund (CRF):** One Million Two Hundred Ninety Thousand Dollars, (\$1,290,000).
3. **State of NH Adequacy Grant-Additional Funding:** One Million Four Hundred Thousand Dollars, (\$1,400,000).
4. **General Obligation Bond Funding:** Eight Million Dollars, (\$ 8,000,000).
5. **General Fund Unassigned Fund Balance:** Seven Million Five Hundred Forty Thousand Four Hundred Twenty Dollars. (\$7,540,420)

Further, in accordance with the provisions of RSA 33:9, the City Treasurer, with the approval of the City Manager, is hereby authorized to borrow the

sum of Eight Million Dollars (\$8,000,000.00) through the issuance of bonds and/or notes, and/or through other legal form(s), such borrowing to be on such terms and conditions as the said Treasurer and City Manager may deem to be in the best interest of the City of Rochester. Such borrowing is authorized subject to compliance with the provisions of RSA 33:9 and Section 45 of the Rochester City Charter to the extent required, necessary and/or appropriate.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to establish and/or designate such multi-year, non-lapsing accounts and or account numbers as are necessary to implement the transactions contemplated in this Resolution.

Councilor Lachapelle **MOVED** to **ADOPT** the resolution. Councilor Desrochers seconded the motion.

Councilor Gray stated that he would be voting in favor of the motion. He spoke about ideal enrollment percentages for schools and declining student population. He speculated that with this larger school not at full capacity upon opening, there would be more flexibility in the future for additional enrollment due to potential closure and consolidation of other schools.

Councilor Fontneau thanked Councilor Gray for assisting in his role as State Senator in obtaining the State building aid, which went towards a large portion of the school's total cost. Councilor Fontneau acknowledged the significance of having multiple neighborhood schools throughout the City; however, with the condition of these aging buildings needing to be addressed, it would not be fiscally responsible to rebuild or renovate each individual property. He felt that this new school is a good solution. Councilor Fontneau praised the City's Finance staff for their efforts sourcing multiple funding sourced for this project with only \$8 million being bonded out of the total \$34 million cost.

Councilor Beaudoin recalled that when discussions were originally started regarding the construction of a new school, it was proposed that three neighborhood schools would be closed in the process. He questioned why the current plan only has two schools affected by closures. Councilor Beaudoin expressed multiple concerns with the proposed location on Salmon Falls Road, including traffic issues, potential issue with the requirement for secondary egress, and the lack of testing that has been performed on the water and soil on this site. He speculated that without

proper testing, it could potentially be discovered that the soil cannot support the structure being proposed. Councilor Beaudoin also spoke about potential contamination caused by an undocumented dump site on the property.

The **MOTION CARRIED** by a 10 to 2 roll call vote with Councilors Desrochers, Gray, Hamann, de Geofroy, Hainey, Lachapelle, Fontneau, Larochelle, Berlin, and Mayor Callaghan voting in favor and Councilors Beaudoin and Gilman voting opposed.

### **3. Adjournment**

Mayor Callaghan **ADJOURNED** the City Council Special Meeting at 7:54 PM.

Respectfully Submitted,

Cassie Givara,  
Deputy City Clerk