

**CITY COUNCIL
ROCHESTER, NEW HAMPSHIRE
Nonpublic Session Minutes**

Date: April 6, 2021

Motion to enter Nonpublic Session

Made by: Lauterborn

Seconded by: Bogan

Specific Statutory Reason cited as foundation for the nonpublic session:

____ RSA 91-A:3, II (a) *The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, **unless** the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted.*

____ RSA 91-A:3, II(b) *The hiring of any person as a public employee.*

____ RSA 91-A:3, II(c) *Matters which, if discussed in public, would likely affect adversely the reputation of any person, **other than a member of this board**, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.*

X 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 averse to those of the general community.*

____ RSA 91-A:3, II(e) *Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against this board or any subdivision thereof, or against any member thereof because of his or her membership therein, until the claim or litigation has been fully adjudicated or otherwise settled*

____ RSA 91-A:3, II(i) *Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life.*

Roll Call vote to enter nonpublic session:

(circle replies below)

Mayor McCarley Yes No Not Present

Deputy Mayor Lauterborn Yes No Not Present

Councilor Hutchinson Yes No Not Present

Councilor Belken	Yes	No	Not Present
Councilor LaChance	Yes	No	Not Present
Councilor Hamann	Yes	No	Not Present
Councilor Lachapelle	Yes	No	Not Present
Councilor Abbott	Yes	No	Not Present
Councilor Walker	Yes	No	Not Present
Councilor Hailey	Yes	No	Not Present
Councilor Rice	Yes	No	Not Present
Councilor Gray	Yes	No	Not Present
Councilor Bogan	Yes	No	Not Present

Entered nonpublic session

Time: 8:20 pm

Other persons present during nonpublic session:

City Manager Blaine Cox, Deputy City Manager Katie Ambrose, Director of Economic Development Michael Scala, Seth Creighton, Chief Planner, Jeremy Lougee, Southeast Land Trust (SELT), Michael Dionne, Chair, Conservation Commission, Kevin Sullivan, Vice Chair, Conservation Commission, and City Attorney Terence O'Rourke

Description of matters discussed, and final decisions made:

104 Crowhill Road Update

Planner Creighton updated the Council on efforts to place the property into a Conservation Easement through SELT. Creighton stated that there could be money from the State Drinking Water Revolving Fund to pay for the process. Creighton stated that abutting property owners (118 Crowhill Road) have also shown interest in joining a Conservation Easement. City could get back

up to \$60k. Lougee explained the Conservation Easement process; said that closing on the easement should be accomplished before the end of 2021.

Leasing of the Old Colby Lot on Hanson Street

Scala presented the idea of the City leasing the Old Colby Lot on Hanson Street for the price of property taxes in order to create an urban park/garden area. Unanimous sense of Council was for Scala to obtain a rough cost estimate from DPW to create the urban park/garden area.

38 Hanson Street

Director Scala told the Council that he had received a Letter of Intent from O'Neil Properties to purchase the City's property at 38 Hanson Street. Sale price will be the assessed value of \$254,300.00. Sale is contingent upon a parking agreement with the across the street property owner. That deal seems sealed. O'Neil wants to explore the possibility of leasing 10 spaces from the City. Scala told them that it was probably unlikely. O'Neil would also be applying for an RSA 79-E Tax Incentive. All residential units will be above market value. Unanimous vote to authorize Scala to negotiate a Purchase and Sales Agreement.

Motion to leave nonpublic session and return to public session

Made by: Lachapelle
Seconded by: Walker

Motion: **PASSED** / DID NOT PASS (circle one)

Public session reconvened

Time: 10:05 pm

Motion made to seal these minutes? **Yes** No (circle one)

Indefinitely? **Yes** No (circle one)

If yes, motion made by: Lauterborn

Seconded by: Lachapelle

because it is determined that divulgence of this information likely would:

☐ Affect adversely the reputation of any person other than a member of this board.

☒ Render a proposed action ineffective.

☐ Pertains to preparation or carrying out of actions regarding terrorism.

Roll Call Vote to seal minutes:

(2/3's vote of members present required)

Mayor McCarley	Yes	No	Not Present
Deputy Mayor Lauterborn	Yes	No	Not Present
Councilor Hutchinson	Yes	No	Not Present
Councilor Belken	Yes	No	Not Present
Councilor LaChance	Yes	No	Not Present
Councilor Hamann	Yes	No	Not Present
Councilor Lachapelle	Yes	No	Not Present
Councilor Abbott	Yes	No	Not Present
Councilor Walker	Yes	No	Not Present
Councilor Hailey	Yes	No	Not Present
Councilor Rice	Yes	No	Not Present
Councilor Gray	Yes	No	Not Present
Councilor Bogan	Yes	No	Not Present

Motion: **PASSED** / DID NOT PASS (circle one)

Time: 10:06 pm

These minutes recorded by: City Attorney Terence O'Rourke