

TOWN OF DERRY

Town Council Meeting
Derry Municipal Center

November 7, 2006
Tuesday 7: 30 pm

Member Present:

Chairman Pro-tem Beverly Ferrante
Councilor Reisdorf
Councilor Bulkley
Councilor Dowling
Councilor Fairbanks

Staff Present:

Frank Childs, CFO
David Gomez, Assessor
Tom Carrier, Wastewater

Town Administrator Marcoux
Recording Clerk Michelle Cerullo

Absent

Councilor Coyle
Chairman Chirichiello

Called to Order at 7:30 pm

Salute to Flag, Notice of Fire Exits & Handicap Access

Roll Call-Present: Fairbanks, Ferrante, Bulkley, Dowling, and Reisdorf

Consent Agenda

- 06-124 Acceptance of Minutes – October 17, 2006 with responses**
- 06-125 Acceptance of Non-Public Session – October 19, 2006**
- 06-126 Acceptance of Work Session Minutes – October 23, 2006
with responses**
- 06-127 Change Town Council Meeting date from November 21, 2006 to
November 14, 2006**

Consent Agenda approved

Chairman's Report

Proclamation on Metro Center

Town Administrator Marcoux gave an overview of the Metro Center and we are the second to present the Metro Center with a proclamation of the concept.

Pro-tem Chairperson Ferrante read the Proclamation and presented it to the following: Robin Comstock, President of the Greater Manchester Chamber; Mike Skelton, GMCC Economic Development Director; Cindy Harrington, Municipal Director with the NH Department of Resources and Economic Development and David Preece, Executive Director of So. N.H. Regional Planning Commission.

Robin Comstock of the GMCC gave a brief statement thanking the Town of Derry for their participation, the Proclamation and Key to the Town.

Pro-tem Chairperson Ferrante read a letter that had been presented to Chief Klauber from the City of Manchester and Chief Kane for their assistance in response to the equipment and manpower during the service for Policeman Briggs.

Administrator's Report

Reminders:

11/10 Town offices closed – Veteran's

11/11 Veteran's Day Parade

11/11 Transfer Station closed

NHMA meetings will be held next week

Charter Commission filed their report on a timely basis and they completed it on 10/31/06. A copy of the report is posted on the WEB page and at the Libraries.

The tax bill did go out on time; however, the Tax Rate was incorrectly listed as \$23.84. It is \$22.16. However the calculation is correct.

Russ has spoken with Superintendent Hannon and she will be back to us with some tentative dates for the joint meeting of the School Board and Council

A copy of the Rte 102/Rte 28 conference report is included in the Council packets and is now scheduled for 2008.

RFP's will be sent out for the second time on the sales of the current Highway Garage on Fordway. If this does not work, we will come back to the Council to look at other alternatives.

CGI Banner Program is moving forward again this year. The banners will picture Robert Frost; and designate 2007 as our 180th anniversary. In addition the Virtual WEB page will extend to 5 spots plus a welcoming.

Public Hearings

06-120 Willow Bend Community Water Well System

Tom Carrier gave background information on the Willow Bend System. The bill of sale, the warranty deed and acquisition agreement have been obtained from the developer. The acquisition of the system has no cost to the Town, operation and maintenance of the system is done by the Water Division and is offset by the quarterly usage charge. Annual average revenue for the system is approx. \$8,000. The Water Division is asking that the system be accepted by the Town.

Councilor Bulkley motioned to close the Public Hearing, second by Councilor Dowling. Vote 5-0-0

Councilor Bulkley asked if the system was in requirement with Town specifications. Tom Carrier replied yes.

Councilor Dowling had questions on requirements, standards and billing.

Motion by Councilor Bulkley to recess as Town Council and convene as the Water and Sewer Commission, Second by Councilor Dowling. Vote 5-0-0

Motion: The Derry Town Council acting as the Water Commissioners moves to accept the Willow Bend Community Water System including the well lot parcel 0269 and authorizes the Chairperson and Town Administrator to execute the Acquisition Agreement dated 09/19/06.

Motion by Councilor Bulkley, Second by Councilor Dowling.

Councilor Fairbanks asked who's responsibility it would be if the well runs dry? Tom Carrier replied that the Town would.

Vote 5-0-0

Motion to adjourn as Water Commission and reconvene as Town Council by Councilor Bulkley, second by Councilor Dowling. Vote 5-0-0

06-123 Acceptance of Shilah Drive as Class V Roadway as recommended by the Planning Board per the contents of the approved subdivision plan for the road.

Motion to open the Public Hearing by Councilor Bulkley, Second by Councilor Fairbanks.

Tom Carrier gave background information in reference to location of Shilah Drive and the development of the subdivision. The Planning Board had voted on October 30th recommend Shilah Drive as a public class V roadway.

Motion to close the Public Hearing by Councilor Bulkley, Second by Councilor Dowling. Vote 5-0-0

Councilor Fairbanks questioned why the two other roads originally listed in the motion had been removed. Tom Carrier mentioned that those roads are not completed yet they will be brought forward after their completion.

Motion: The Town Council moves to accept Shilah Drive as Class V roadway as recommended by the Planning Board per the contents of the approved subdivision plan for the road. Motion by Councilor Fairbanks, and Second by Councilor Reisdorf. Vote 5-0-0

06-121 Supplemental Appropriation for Engineering Services related to Exit 4A.

Motion by Councilor Bulkley, Second by Councilor Dowling to open the Public Hearing. Vote 5-0-0

Town Administrator Marcoux gave overview of this supplemental appropriation in the amount of \$153,850 representing Derry's share of the additional amounts assessed to Derry and Londonderry for additional work by CLD on the Exit 4A EIS.

Motion to close the Public Hearing, Councilor Bulkley, and Second Councilor Reisdorf. Vote 5-0-0

Motions: Move that a supplemental appropriation in the amount of \$153,850 for additional work required for the Exit 4A EIS be approved within Other Municipal Obligations-Other Professional Services (account 390), to be funded by transferring \$47,375 from Other Municipal Obligations-Debt Service and the remaining amount of \$106,475 to come from General Fund Balance. Motion by Councilor Bulkley, Second by Councilor Dowling. Vote 5-0-0

New Business

06-128 Approval of Schedule for 2007 and 2008 Property Valuation Update Program.

David Gomez presented his recommendations for 2007 and 2008 in relation to assessed valuation. 2007 recommendation is no town wide changes, however in

2008 recommendation is that assessed values be updated to market levels as needed town wide.

Councilor Bulkley asked David Gomez to elaborate on what is required by the DRA for valuations.

David Gomez explained the requirements of the DRA and the Assessing Standards Board for the Town. Each 5yr cycle the State Monitors the Towns.

Councilor Reisdorf made his standard comment that "Property Taxes are the way we tax in NH", this is an annual ongoing basis to keep things fair.

Motion by Councilor Bulkley to recess as Town Council and convene as Board of Assessors, Second by Councilor Reisdorf. Vote 5-0-0

Councilor Dowling discussed that homes on the higher end are over assessed; the market causes this. A person who is approved for abatement the difference falls on the rest of the taxpayers is this correct?

David Gomez replied yes and anyone who can demonstrate that their assessment was not the market value as of April 2006 would be eligible to have their individual properties looked at.

Councilor Fairbanks reiterated what Councilor Dowling stated.

Pro-Tem Chairperson Ferrante agrees with her fellow councilors as the re-evaluations were based on an inflated market. Dave Gomez stated that the sales from April 2004 – March 2006 is what were used. The trend is decreasing values.

Councilor Dowling appreciates David Gomez for his diligence with the State.

Motion: Move that sitting as the Board of Assessors, that the Town Council accept the recommendations for the inspection plan for tax year 2007 and the inspection and reassessment plan for tax year 2008 as contained in the Assessing Staff Report dated October 31, 2006. Motion by Council Fairbanks, Second by Councilor Reisdorf. Vote 5-0-0

Motion to adjourn as the Board of Assessors and reconvene as the Town Council. Motion by Councilor Bulkley, Second by Councilor Fairbanks.

Public Forum

Dennis Wilson, (no address given) – Discussed what he felt were unanswered questions at the Work Session regarding DEDC. Had several questions relating

to the marketing of Derry. Asked for budgetary fairness, regarding the organizations that Derry Funds.

Pro-Tem Chairperson Ferrante agreed that Derry needs a strong business plan.

Town Administrator Marcoux reiterated that this is scheduled for the November 14, 2006 Council Meeting with Public input and should be addressed at that time, and that although many of comments and questions are good ones, they are questions that will be better answered once the direction has been set by the Council.

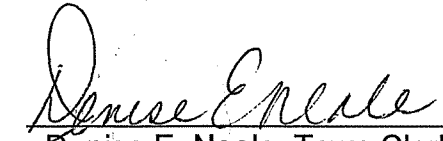
Council Requests

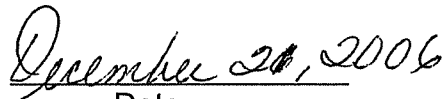
Councilor Fairbanks, when do goal sessions start? Town Administrator Marcoux mentioned the 2nd week in December. *Tentatively Scheduled for December 4.* He also mentioned that he would be sending out the GOALS 2006 package with the Status Report and a book entitled the "Fred Factor". The book deals how being positive and looking toward the future is very helpful in moving things forward. It's a quick read and will help with getting ready for your goals thinking positive. The staff is doing their GOALS 2007 workshop next week.

Councilor Dowling feels that the Ethics Report done by the intern was very good, right on. Everyone has to buy into it. *Administrator has ordered an ICMA on the organization of an Ethics Panel for the Council's guidance.*

Motion to adjourn at 8:35 p.m. by Councilor Bulkley, Second by Councilor Dowling.

Transcription by: Denise Neale, Town Clerk


Denise E. Neale, Town Clerk


Date