

CITY COUNCIL MEETING

MUNICIPAL COMPLEX
DATE: MONDAY, JANUARY 7, 2019

PORTSMOUTH, NH
TIME: 6:15 PM

Public Dialogue Session – Table A

PRESENT at Table A. Assistant Mayor Lazenby, Councilor Roberts, Pearson and Dwyer.

The members of the public were asked to introduce themselves and begin discussing their concerns and/or questions related to their individual topics.

Philippe Favet – said that the McIntyre is an historic building that should remain. He does not want to see changes to the building.

Councilor Dwyer said it is an example of a building of the 1960's. She stated the National Park Services wants the building in context and we must respect that. She spoke to the age of the building.

Councilor Roberts said he feels there should be buildings surrounding the McIntyre.

Councilor Pearson spoke to the context and site of the McIntyre building. She stated the requirements by the National Park Services will not be bigger or taller than the current building.

Joanna (Inaudible) – asked if the public will see and hear when the financial side of the project has moved forward.

Councilor Roberts said they are not prepared to address the matter this evening but will discuss it at a future City Council meeting.

Councilor Dwyer said the discussion most likely will take place during a work session.

Joanna said that you have excellent attorneys to look at the finances on the project. She asked if they will review all documents and the terms.

Ron Orlick – said he would like to see a park with green space. He asked if there is any documentation that you can't have a park but must have a building.

Councilor Dwyer said the federal government wants a building built.

Councilor Roberts said it must be financially viable.

Councilor Dwyer said we have a sense of what they are interested in.

Kelly Wright – said it is not about the green space and it should be but instead it is about the dollars. He asked about parking availability on the site.

Gisela Wemple – asked about the Post Office remaining on site.

Councilor Dwyer said the post office has not made a decision as to whether it would stay on site.

Bernard Mulligan –said you need a nice large square building and it needs to be built over the entire lot at the second level.

Councilor Dwyer said when you see plans this evening it will provide you with a better understanding of the site and building. She spoke to the 35 public sessions held on the project.

Councilor Roberts said the most important thing was the building not becoming a hotel. He said Mr. Simchick said he would build a hotel with no indoor/outdoor space.

Kelly Wright – said he is moving his business out of Portsmouth because of the lack of parking.

Councilor Roberts said the parking will be addressed.

Sheridan Lloyd – said there should be a vote of the residents as to what they wish to see at the site.

Public Dialogue Session – Table B

PRESENT at Table B: Councilors Denton, Perkins, Raynolds and Becksted.

The members of the public were asked to introduce themselves and begin discussing their concerns and/or questions related to their individual topics.

Mary Lou McElwain – requested that once the McIntyre Plan is finalized there be a tabletop model display for public viewing either in the Council Chambers or at the Library. She stated that the 3-D computer model isn't a good representation. She also suggested that the High School Art Department could be utilized for this request.

Mayor Blalock agrees with the need for a model and will pass along the idea to Deputy City Manager Colbert Puff.

Jill Vranicar- referred to the handout that had been distributed showing the Redgate/Kane plan and another developer's plan and asked when the other developers' plan had come forward.

Councilor Denton explained that the other developer had eliminated himself from the process so it was not reviewed. He continued to explain that the Redgate/Kane plan was the only one to not propose a hotel which was a criteria of the Council as expressed by the public early on in the process. He stated this plan has been in the works for over a year. He further explained the review process and number of meetings that have been held and the parameters that must be met, including not using taxpayer dollars and not being able to take down the McIntyre Building.

Jim Russell asked why there are only 77 parking spaces proposed and if the City Council is comfortable with that number.

Deputy City Manager Colbert Puff explained that the parking issue will continue to be reviewed by the Site Review Committee and will be guided by the Parking Management Plan and Downtown Parking Principles.

Councilor Denton stated that there was discussion regarding putting underground parking at the site, but it can't be done at a reasonable cost due to the ledge and water table on the property.

Councilor Becksted stated he is also concerned with the parking issue.

Judy Miller stated that with the office space that is being proposed what would the burden of the employee parking be and will there be enough for both the tenants and employees.

Jill Vranciar asked if green space is off the table.

Councilor Perkins stated there is green space involved in the plan.

Mayor Blalock stated the presentation will show the proposed green space.

Pamela Kayden-Babish – stated she works in the downtown at various shops and walks to the Post Office to mail packages often and how would she do that if it is located at Pease.

Councilor Denton stated the decision to stay downtown is entirely up to the Post Office and there is space set aside in the plan for postal services, whether it is the USPS or another company. He stated the City Council has consistently stated we want the Post Office to stay there.

Deputy City Manager Colbert Puff explained the attempts to negotiate with the USPS to remain there but they are not willing to temporarily relocate during the hazardous material remediation phase of the project and also want to have more surface parking provided not just in the parking garage. She stated that temporary trailers were suggested for the relocation phase, but the USPS was not interested.

Councilor Raynolds stated that even if the USPS does not stay there, there is substantial retail space for another company to provide the service.

Pamela Kayden-Babish stated that the other companies are more expensive to mail packages.

Mayor Blalock stated he has reached out to Senator Shaheen to find a spot downtown for the USPS if they are not going to be in the McIntyre building.

Bill Downey – stated there is ample evidence that the remediation can be done with the post office remaining in the building and although it is more expensive, it is a matter of prioritizing. He stated it is obvious that people are passionate about this so it should be negotiated.

Lee Roberts – feels that the City Council should put the people who live here, own businesses and love this city before finances. She stated that the people haven't been listened to by their representatives and feels the City Council bows down to the City Manager.

Katie Sherman, 111 Bow Street – asked how many spots the post office currently has and what they are requesting. She stated that the current proposal appears to cut the parking spaces we currently have.

Deputy City Manager Colbert Puff stated there are 91 outdoor spaces and 40 indoor.

Mayor Blalock stated that the plan isn't finalized yet.

Barbara Van Buskirk – stated she walks to the Post Office daily as she has a post office box and is the only place she can get her mail. She stated that the other companies to address this service and wonders where the USPS post office boxes will be located.

Several City Councilors reiterated they are trying to keep the USPS downtown.

Lee Roberts stated that the developer is charging too much for the post office to be able to stay there.

Deputy City Manager Colbert Puff stated that the City has made it clear that the developer is not to charge an unreasonable rate but the post office will have to pay the market rate and has agreed to do so and will have to do so wherever they are located.

Katie Sherman asked if there are any studies on the vacancies in the commercial storefronts downtown as she doesn't see how this building will get filled when there are already vacancies downtown. She asked if it is because the rents are not affordable.

Councilor Perkins stated that this proposal doesn't have a hotel because people didn't want a hotel.

Mary Lou McElwain stated she attended the Economic Development Commission meeting on January 4th and asked the same question and there was no answer.

Councilor Perkins stated they do have that answer and it will be provided.

(Unidentified) – asked about affordable housing and why it wasn't included in the proposal.

Councilor Denton stated that one of the developers early on did have that as part of the proposal but self-selected themselves out of the process.

As discussion continued regarding McIntyre Project which was a Public Hearing Item on the Regular Meeting Agenda, Mayor Blalock adjourned the Public Dialogue Session at 6:50 p.m. in order to reset Council Chambers.

CITY COUNCIL MEETING

MUNICIPAL COMPLEX
DATE: MONDAY, JANUARY 7, 2019

PORTSMOUTH, NH
TIME: 6:00 PM

At 6:00 p.m. a Non Public Session was held regarding Deputy City Manager Nancy Colbert Puff Employment Agreement in Accordance with RSA 91-A:3, II (a).

I. CALL TO ORDER

Mayor Blalock called the meeting to order at 7:00 p.m.

II. ROLL CALL

PRESENT: Mayor Blalock, Assistant Mayor Lazenby, Councilors Roberts, Pearson, Dwyer, Denton, Perkins, Reynolds and Becksted

III. INVOCATION

Mayor Blalock asked everyone to join in a moment of silent prayer.

IV. PLEDGE OF ALLEGIANCE

Mayor Blalock led in the Pledge of Allegiance.

PRESENTATIONS

1. Cable Television Renewal Franchise Agreement

Deputy City Attorney Woodland provided a presentation and overview of the existing Cable Television Franchise Agreement and the structure for negotiations of the renewal agreement. She addressed key survey findings regarding customer service, technical and anecdotal comments. She spoke to the Commission's desired outcomes which are to continue receipt of the 5% Franchise Fee, continued use and support of government and PPMTv channels and continued municipal drops as well as notifications of rates and changes in writing and mail. She said that this would be a 5 year term instead of a 10 year term contract and that the City Council would be holding a public hearing on January 22, 2019.

2. Breakfast Hill Area Waterline Study

Keith Pratt, Underwood Engineers provided a presentation outlining evaluating water system improvements to extend municipal water service to areas in Greenland. He reported that the Breakfast Hill Service Area would encompass 17 streets, 240 residential units and 5 commercial lots with 1 golf course. He addressed the estimated water demands would be on an average day 35,800 GPD and on a max day demand would be 286,000 GPD. He stated the average day demand increases would be 0.8% and maximum increases you would see a 3.7%.

Mr. Pratt said the opinion of costs for all phases would be \$18.5M - \$24.6M which could be approximately \$85,000.00 t/- per property.

Councilor Pearson asked about best practices for phasing. She said we are trying to show the cost per area/neighborhood and that we will sit down with Greenland to speak to the matter.

Councilor Perkins said the financial report is a supplement to the master plan and the infrastructure needs where addressed.

Deputy Public Works Director Goetz said the Rye Water District gets a large amount of water from the City. He spoke to the area of services and stated there are irrigation rates. He said we would look at a separate line, meter and irrigation rates.

Assistant Mayor Lazenby asked how many resident would be served in Greenland. Deputy Public Works Director Goetz reported 35 properties.

Councilor Denton asked if we could start putting something in the CIP for phasing. City Manager Bohenko said we would need to speak with Greenland and the State for some grant funding. He stated to date no local funds have been spent on this.

V. ACCEPTANCE OF MINUTES (*There are no minutes on for acceptance this evening*)

VI. PUBLIC DIALOGUE SUMMARY

Councilors Dwyer and Denton stated the conversations were regarding the McIntyre project and the location of the Post Office.

Councilor Denton said that we need a 3D model of what we expect the McIntyre building will look like with parking locations.

VII. PUBLIC HEARINGS & VOTES ON ORDINANCES AND/OR RESOLUTIONS

A. Public Hearing – Thomas J. McIntyre Property

PROPOSED ACQUISITION OF 80 DANIEL STREET, FEDERAL THOMAS J. MCINTYRE PROPERTY PURSUANT TO THE HISTORIC MONUMENT PROGRAM, VIA A PUBLIC-PRIVATE PARTNERSHIP WITH REDGATE/KANE

PRESENTATION

Deputy City Manager Colbert Puff said the presentation will be available on-line and everything on the project is on the Website for review. She said that this is a 2.1 acre site and she would be reviewing the draft application, public process, and public/private partnership. She stated the draft application is a public historic property program for applications which are legally binding and become part of the deed.

Deputy City Manager Colbert Puff spoke to the application having a preservation utilization plan and all leases must have prior approval by the federal government. She said if we become non-compliant we would lose the building back to the federal government. She indicated that in some extent we are breaking new ground. Deputy City Manager Colbert Puff reported on the mixed use development and that we have been interested in acquiring the building for a long time. She stated during the acquisition process and design requirements have changed the demand requirements have changed funding available. She discussed the historic registry process and the choice of Redgate/Kane. She reported there have been 35 public meetings in the last 32 months. and this has been a very long process with an incredible amount of public investment. Deputy City Manager Colbert Puff spoke to the public process and that this is a big opportunity for the City. She further discussed the Mayor's Committee appointment and the various designs for the spaces of the building and the site contaminates of hazardous materials. She spoke to the federal statute for the public benefit. She said the financial plan continues to be developed. She indicated the GSA time frame remains to vacate the building by June 2019 and that we will have additional appearances before the land use boards.

• CITY COUNCIL QUESTIONS

Councilor Pearson asked if we could breakdown a reasonable profit for the private partnership and not for the city.

Deputy City Manager Colbert Puff said a reasonable profit can be made on the site and we have hired Lisa McCann to provide that information. She said any excess income is returned to the city for open space and recreation purposes and the city will set up two committees to review the deal going into the future.

Councilor Dwyer asked Deputy City Manager Colbert Puff to speak to a ground lease. Deputy City Manager Colbert Puff said the federal government can only transfer the property to an eligible party but the city would retain ownership.

Councilor Perkins asked if you have images of the plan on how the public space would work. Deputy City Manager Colbert Puff spoke to the site plan and that it would be handicap accessible.

Mayor Blalock asked if we could get a 3D model of what is being proposed. Deputy City Manager Colbert Puff said yes.

Assistant Mayor Lazenby said there is a location on the first floor for the post office. Deputy City Manager Colbert Puff said a letter by Mayor Blalock was sent to have them come and speak with us. She reported that the post office wants 40 spaces on site for parking and a turnaround area for a tractor trailer for loading and unloading parcels.

Councilor Roberts asked about the rationale for only 77 parking spaces. Deputy City Manager Colbert Puff said the 77 spaces will serve as residential spaces only and the public process talked about not covering the site with surface parking. She addressed underground parking not being economical for the developer.

Councilor Dwyer said that the project still needs to go before the land use boards. Deputy City Manager Colbert Puff said that is correct.

Councilor Denton asked if we ever received a proposal from Mr. Simchick. Deputy City Manager Colbert Puff said yes, the RFQ but it did not meet the requirements for an RFP. Councilor Denton asked about the roof top area being part of the project. Deputy City Manager Colbert Puff said the National Park Services does not want those types of services viewable by the street and the roof was not built for any structure being placed on the surface. Councilor Denton asked about underground parking and what the cost would be to build more spaces further down or underground. Deputy City Manager Colbert Puff said we can get that figure for the Council.

Councilor Becksted asked if we would see the final site photos before the application is submitted. Deputy City Manager Colbert Puff stated we would need a development agreement in hand before the application is submitted.

- **PUBLIC HEARING SPEAKERS**

Mayor Blalock read the legal notice, declared the public hearing open and called for speakers. He explained that Portsmouth residents or business owners would speak first. He further stated that each speaker would be allowed 3 minutes and to state your name and address for the record.

Bill Hamilton, 108 Penhallow Street said the Redgate/Kane is the long term plan for the City and he is disappointed that the entire meeting is not devoted to the public hearing. He spoke to the need for creating a central park at the McIntyre site.

Bernard Mulligan, 18 Congress Street asked about the post office site and stated the space will be much smaller and residents wanted to preserve the post office, not redesign it.

Brian Murphy, 96 Penhallow Street said that this is a fantastic process but it is unfortunate that we are bidding a long process with a solid project with one person's image of a park. He stated that this is an urban context with open space, gathering space and community space.

John Russo, 107 Walker Bungalow Road said that this is a bad deal for the city. He said the city should tell the government to put it on the market to be sold.

Christina Lusky, 94 Odiome Point Road urged the Council to listen to the people. She said the project needs more parking spaces and the design needs more modification. She said to try to do some underground parking and don't just push the project through.

Ron Ulrich, 46 Baycliff Road read various quotes from Judd Gregg, City Manager Bohenko, Assistant Mayor Splaine and Mayor Blalock. He said there is a petition from business owners, residents and concerned citizens urging a thoughtful process. He asked that the City Council not support the current plan and indicated that 700 people have signed the petition.

Lee Roberts, 66 State Street, indicated that she has attended all the sessions regarding the project. She stated she has heard numbers that are shocking and it is reassuring to hear that finances will be discussed more thoroughly. She said that 95% of occupancy might not be met.

Philippe Favet, 152 Dennett Street said he is interested in how much it costs for preservation and asked what the project budget is. He said the National Park Services must have enough money to come from the new building for preservation. He stated the building project is too big.

Jonathan Sandberg, 160 Bartlett Street said he likes the project by Redgate/Kane. He said we don't have enough housing in the downtown. He said when people can bike and walk we won't require as much parking and stated people should be utilizing the new parking garage. He said this project is great space and activates the first floor.

Nancy Brown, 333 Bartlett Street said there is a need for affordable housing and a modest natural development. She asked if any of the 77 units are considered workforce housing units. She said spending must reflect the needs of all residents of Portsmouth.

Adam Irish, 107 Market Street spoke to a rendering of Market Square in the 1960's and stated that construction and concepts were not put into effect. He spoke to the petition that has been signed by 700 people against the project and said there is no reason for the City Council to move forward.

Adam Ruedig, 70 Highland Street spoke in favor of the design that has come forward for the space. He addressed the need for the indoor and outdoor gathering space.

Jim Eiffe, 40 Sunset Road, said we need to slow down on the development of the City. He favors green space and maximizing that space. He spoke to keeping costs down and making workforce housing in the space.

Barbara Ward, 16 Nixon Park, said the public input process has been frustrating. She stated there are a lot of maps out there and inquired if we know what will actual happen for open spaces. She spoke to the size of the development and how it could make an appearance of a tunnel and be dark.

Jeffrey Cooper, 227 Park Street said the reason we got to where we are now is the process was backwards. He said we should have done vision planning at the beginning. He spoke to the high rent for the spaces. He said everything downtown is for tourists. He stated the Historic District Commission members did not speak in favor of the project.

Danielle Lee, 62 Marcy Street, spoke regarding the need for the post office to remain at the McIntyre building. She indicated at a recent meeting a representative from Washington, DC came relative to the post office and indicated it would not stay, and if they moved out they would not move back. She said a kiosk was proposed but that is not a post office and that there are no additional locations in the downtown to meet their needs.

Richard Grossman, 131 Spinnaker Way said the development needs to be public but not a public/private development. He stated we have enough boutique shops in the downtown and we don't need more. He said that this is an ugly plan.

Marc Stettner, 91 Fairview Avenue said there are no renderings on how the project will be lighted. He asked where the loading docks would be located and requested the City Council ask for an up or down vote on the project.

Paige Trace, 27 Hancock Street, said that the plans need to be reviewed. She expressed concern with the loss of more on-street parking. She spoke to the need for green space and asked that the Council listen to the neighbors voices.

William Wagner, 11 Taft Road, said he was on a different development team but is concerned with financial issues for the project. He said the issues have not changed but have become stronger. He said the City Council needs to listen to the consultants. Mr. Wagner spoke to parking spaces and said there is minimal available. He stated he has no issue with the design but the public needs to review the plans. He asked not to have a work session without listening to the public.

Susan Denenberg, 44 Wibird Street said we have a flawed concept of the public/private partnership. She said we can't come to a good conclusion to add more building as that is not what we want. She said she doesn't feel this can be repaired at all. Ms. Denenberg said in terms of the post office there is no reason why they can't stay by moving from one side of the building to the other.

Emma Nelson, 87 Richards Avenue said she is surprised that there are so many people that support the project because the project is hideous. She spoke to issues for receiving deliveries of goods in the downtown. She indicated that the post office will not move twice and there is no other place in the downtown for the post office to move to. She urged the City Council to listen to the residents.

Patricia Bagley, 213 Pleasant Street said the McIntyre provides too much massing. She said the McIntyre has 135 parking spaces and offers the City only 33 spaces. She stated the project affects the quality of life for residents and it will impact generations of the future.

At 9:50 p.m., Mayor Blalock declared a brief recess. At 10:00 p.m., Mayor Blalock called the meeting back to order.

Esther Kennedy, 41 Pickering Avenue asked if first reading of the parking amendment is being changed for the McIntyre project. She is concerned with what 95% occupancy is. She spoke to financial matters surrounding the project and addressed the historic preservation of the building.

Jamey Beland, 373 Union Street, said the buildings keep getting higher and having a canyon effect in the downtown. He said we are building for tourists and not residents.

Bill Downey said he has felt like he was heard when the City Council suspended the vote on the McIntyre. He said he does not want to see the canyon effect with this project. He stated the citizens don't feel like they are being heard. He said there is no charm in the project and it is mass density. Mr. Downey said we need consideration, moderation and communication.

Bill Hamilton, 108 Penhallow Street said he wants to know what happened that made the project move in this direction. He stated the City gave no mission statement for the project.

With no further speakers, Mayor Blalock declared the public hearing closed.

- **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

Councilor Dwyer said the example given by Susan Denenberg is what we felt was possible for the post office. She said no matter what happens the post office will need to leave the building because someone needs to do the remediation. She said that a swing space might have people thinking differently about what is happening and if the post office ever had the intention of remaining at the location.

Councilor Pearson spoke to the public plaza space being wide enough for a tractor trailer to turn around. She said it is 70 feet wide and that is where deliveries would take place.

Assistant Mayor Lazenby asked what is next.

Deputy City Manager Colbert Puff said we originally scheduled January 22nd for a work session to be held but we don't know if we will have the financials and negotiations ready by that time.

Councilor Dwyer said she would like to see the spaces and how deliveries would be made and that we should have another presentation with the 3D model of the building.

Mayor Blalock said that there are already 2 work sessions in January and it may not be January 22nd.

Councilor Perkins said she feels that we could do Councilor Dwyer's idea outside of a work session. She stated we need a lot more things scheduled and we should have a joint presentation by the city and development team. She indicated the City Council has listened closely for the changes and it is the City Council's job to incorporate those things.

Mayor Blalock said we could do a public presentation at the Library in the Levenson Room.

Councilor Reynolds feels that the public rendering of the proposal that was circulated reminded him of the before and after and one was extremely flattering and the other was drab and incomplete. He stated that the 3D model is very important for everyone to see.

- B. First reading of Ordinance amending Chapter 10 – Zoning Ordinance, Article 11 – Site Development Standards, Section 10.1110 – Off-Street Parking

Councilor Roberts moved to pass first reading and schedule a public hearing and second reading at the January 22, 2019 City Council meeting to amend the Article 11 Site Development Standards. Section 10.1110 – Off-Street Parking as presented in the document titled “Proposed Off-Street Parking amendments” dated October 18 2018. Seconded by Assistant Mayor Lazenby.

Councilor Becksted said he would like to have Planning Director Walker cite an example and what this does for the projects.

City Manager Bohenko said that Planning Director Walker will bring the issue forward at the public hearing and provide a presentation.

Councilor Denton asked if this affects the McIntyre site. Planning Director Walker said it would affect the downtown overlay district. She said the Planning Board wanted the same standards for the downtown to make the residential requirements the same.

On a roll call vote 8-1, motion passed. Assistant Mayor Lazenby, Councilors Roberts, Pearson, Dwyer, Denton, Reynolds and Mayor Blalock voted in favor. Councilor Becksted voted opposed.

Councilor Becksted moved to suspend the rules in order to continue the meeting beyond 10:30 p.m. Seconded by Councilor Dwyer and voted.

- C. First reading of Ordinance amending Chapter 10 – Zoning Ordinance, Article 2 – Administration and Enforcement be amended by inserting a new Section 10.240 as presented on the document titled “Proposed Amendments to the Portsmouth Zoning Ordinance: Section 10.240 – Conditional Use Permits”, dated November 19, 2018

Councilor Perkins moved to pass first reading and schedule a public hearing and second reading at the January 22, 2019 City Council meeting to amend the Portsmouth Zoning Ordinance, Article 2 - Administration and Enforcement be amended by inserting a new Section 10.240 as presented on the document titled “Proposed Amendments to the Portsmouth Zoning Ordinance: Section 10.240 – Conditional Use Permits”, dated November 19, 2018. Seconded by Councilor Denton.

Councilor Becksted asked if this amendment will affect the Redgate/Kane project. Planning Director Walker said this is a general administration and enforcements amendment and she does not feel it will apply to the Redgate/Kane process.

Motion passed.

VIII. APPROVAL OF GRANTS/DONATIONS

- A. Acceptance of Donation – Portsmouth Fire Department - \$500.00 donation from Newburyport Five Cents Savings Bank

Councilor Reynolds moved to accept and approve the donation to the Portsmouth Fire Department, as presented. Seconded by Councilor Perkins and voted.

IX. CONSENT AGENDA

- A. Letter from Rich Clyborne and Matt Glenn, Gundalow Company requesting permission to hold the Piscataqua River Festival and Round Island Regatta on Saturday, June 1, 2019 (*Anticipated action – move to refer to the City Manager with power*)

Councilor Perkins moved to adopt the Consent Agenda. Seconded by Assistant Mayor Lazenby and voted.

X. PRESENTATION & CONSIDERATION OF WRITTEN COMMUNICATIONS & PETITIONS

- A. Email Correspondence

Assistant Mayor Lazenby moved to accept and place on file. Seconded by Councilor Perkins and voted.

- B. Letter from Brad Gray regarding the opposition to the Redgate/Kane development proposed for the present McIntyre Building Site

Councilor Perkins moved to accept and place on file. Seconded by Assistant Mayor Lazenby and voted.

XI. REPORTS AND COMMUNICATIONS FROM CITY OFFICIALS

A. CITY MANAGER

1. Request to Establish Joint Work Session with Planning Board Re: Short Term Rentals

City Manager Bohenko informed the City Council that the Planning Board is available to meet in a Joint Work Session on February 11, 2019 at 6:30 p.m.

Assistant Mayor Lazenby moved to schedule a Joint Work Session with the Planning Board for Monday, February 11, 2019 at 6:30 p.m. Seconded by Councilor Perkins and voted.

2. Report Back Re: Petition for Rezoning of 290 Gosling Road

City Manager Bohenko advised the City Council that the Planning Board is recommending first reading of an ordinance to rezone 290 Gosling Road from Waterfront Industrial (WI) to Office Research (OR).

Councilor Perkins moved to schedule a first reading for the January 22, 2019 City Council meeting regarding the request of 290 Gosling Road, LLC the property with the address of 290 Gosling Road (Map 213, Lot 1) be re-zoned from Waterfront Industrial (WI) to Office Research (OR). Seconded by Assistant Mayor Lazenby and voted.

City Manager's Informational Items

2, Reminder of Upcoming City Council Work Sessions

City Manager Bohenko said two Work Sessions will take place next week on Monday, January 14th regarding the CIP and Wednesday, January 16th regarding the FY20 Budget. He indicated that at the Budget Work Session the Council would be receiving a pro-forma and would discuss establishing guidelines on January 22nd.

B. MAYOR BLALOCK

1. Appointment to be Considered:
 - Heinz K. Sauk-Schubert appointment to the Historic District Commission as an Alternate

The City Council considered the appointment of Heinz K. Sauk-Schubert to the Historic District Commission as an Alternate which will be voted on by the City Council at the January 22, 2019 meeting.

2. Appointments to be Voted:
 - Cyrus Beer appointment to the Historic District Commission as Regular member
 - Margot Doering appointment to the Historic District Commission as an Alternate
 - Polly Henkel appointment to the Planning Board as an Alternate
 - Colby Gamester reappointment to the Planning Board

Councilor Perkins voted to appoint Cyrus Beer to the Historic District Commission as Regular member until June 1, 2019; appoint Margot Doering to the Historic District Commission as an Alternate until June 1, 2019; appoint Polly Henkel to the Planning Board as an Alternate until December 31, 2021 and reappoint Colby Gamester to the Planning Board until December 31, 2021. Seconded by Councilor Denton and voted.

3. Ethics Committee Drawing by Lot

The Ethics Committee Drawing by Lot was conducted by City Clerk Barnaby and Councilor Denton was selected by Lot to serve as a member.

C. COUNCILOR ROBERTS

1. Parking and Traffic Safety Committee Action Sheet and Minutes of the December 6, 2018 meeting

Assistant Mayor Lazenby moved to accept and approve the Action Sheet and Minutes of the December 6, 2018 Parking and Traffic Safety Committee meeting. Seconded by Councilor Perkins and voted.

D. COUNCILOR DENTON

1. House Bill 102 – Regulate the Distribution of Single-Use Plastics

Councilor Denton spoke in support of the legislation which would allow municipalities to regulate the distribution of single-use plastics. He said he would like to speak before the Legislature in support of the bill.

Councilor Dwyer said Councilor Denton does not need the permission of the City Council to speak on behalf of himself to the proposed legislation.

Councilor Perkins said she supports Councilor Denton speaking on behalf of the City Council for the legislation.

Councilor Becksted said he would like more information on this bill before acting on this matter this evening.

Assistant Mayor Lazenby said there are a number pieces of legislation that are out right now on this subject and he would support some form of enabling legislation.

Councilor Dwyer requested that the City Council vote on the written testimony and make a decision.

The City Council agreed to make a decision upon reviewing the written testimony of Councilor Denton regarding House Bill 102.

XII. MISCELLANEOUS/UNFINISHED BUSINESS

Councilor Denton said he is not comfortable with former Mayor Ferrini serving on the Police Commissioners Review Panel.

The City Council requested that the answers by the candidates for the Police Commission vacancy be posted on the website for the public to review.

XIII. ADJOURNMENT

At 10:50 p.m., Assistant Mayor Lazenby moved to adjourn. Seconded by Councilor Perkins and voted.

A handwritten signature in black ink that reads "Kelli L. Barnaby". The signature is written in a cursive, flowing style.

KELLI L. BARNABY, MMC, CMC, CNHMC
CITY CLERK