

**City Council Work Session  
November 6, 2023**

Present were: Mayor Grenier, Councilors Morgan, Roland Theberge, Higbee, Eastman, Robert Theberge and Berthiaume. Councilors Morency and Valerino were absent.

Others present: City Manager Phillip L. Warren Jr., Dir. Of Strat. Initiatives and Asst. City Mgr. Pamela Laflamme, City Clerk Shelli Fortin, Finance Director Holly Larsen, Rep. Henry Noel, Jarad Vartanian via Zoom and Lisa Connell, Berlin Daily Sun.

At 6:30 p.m., Mayor Grenier read the [2023 Extra Mile Day Proclamation](#). This year, Mayor Grenier recognized the Nansen Ski Club's Board of Directors and Volunteers. They have demonstrated visionary leadership, tenacity and dedication, collaborative spirit, preservation of history, community engagement, and sustainability. The Nansen Ski Club has not only preserved a piece of history, but also reinvigorated a sport, benefitting the local community, and ensuring that the legacy of the Big Nansen Ski Jump lives on for generations to come. Their commendable efforts stand as an inspiring example of what can be achieved through dedication, collaboration, and a deep commitment to history and sport. Everyone involved in this work has truly gone the "Extra Mile".

Mayor Grenier opened the meeting at 6:44 p.m.

**FY2022 Audited Financial Statements**

Jarad J. Vartanian, CPA of Vachon Clukay & Company presented the FY2022 audited financial statements via Zoom. Mr. Vartanian prepared a [power point presentation](#) for Council which reviewed the financial highlights of the FY2022 audited financial statements. Questions from the Mayor and Council in regards to the audit were asked, and answered by Mr. Vartanian.

**Land Use Change Tax Warrant**

Mr. Warren presented the land use change tax warrant for North Country Growers, LLC in the amount of \$95,910. He explained they've improved the site which was in current use and discussed the current use penalty calculations as of 10/31/2023 prepared by Ms. Hurley of Corcoran Consulting Associates. He recommends Council approve the land use change tax warrant as presented. Councilor Berthiaume moved to approve the land use change tax for North Country Growers, LLC in the amount of \$95,910 as presented. Councilor Morgan seconded and the motion carried by majority in favor with one recusal from Councilor Eastman.

**Non-Public Session**

Mr. Warren advised there were two Non-Public Session items on the agenda, but the RSA 91-A:3 II; (a) will not be moving forward.

At 7:20 p.m., Councilor Higbee moved with a second from Councilor Morgan to enter into Non-Public Session per RSA 91-A:3 II; (I) Consideration of legal advice provided by legal counsel. The motion carried unanimously by roll call.

A discussion was held on a payment in lieu of tax agreement. No votes were taken.

At 7:35 p.m., Councilor Berthiaume moved with a second from Councilor Higbee to come out of Non-Public Session. So, moved the motion carried by roll call with all in favor.

At 7:36 p.m., there being no further business in Work Session, Mayor Grenier recessed before moving on to the Regular Meeting.

Respectfully Submitted,  
Danielle Rioux  
Executive Assistant

\*Minutes are unofficial until they have been accepted by the City Council by motion.