

**City Council Work Session  
October 7, 2019**

Present were: Mayor Grenier, Councilors Theberge, Otis, Rozek, Higbee, Gentili, Morgan, Remillard and Berthiaume

Others present: City Manager Jim Wheeler, City Clerk Shelli Fortin, Public Works Director Ben Hall, Jamie Welch, Renee Morneau, Walter Nadeau, Barbara Tetreault, *Berlin Daily Sun* and public

Mayor Grenier opened the meeting at 6:35 p.m.

**Public Works Equipment**

Mr. Hall indicated that information was just received regarding the purchase of loaders to replace equipment that has a compromised ROPE system. We received pricing from Nortrax (John Deere) and Chadwick BaRoss (Volvo). Two sizes of John Deere equipment were quoted, a 624 and a 544 loader which is what the City currently operates. Several lease purchase pricing options were reviewed. Leases are made for 7 years.

Councilor Remillard asked if there is a reason to go to a higher size and Mr. Hall explained that the current equipment is undersized and underpowered to maintain the hills in Berlin. The larger equipment would allow PWD to use the snow blower on all the larger size loaders. Mayor Grenier wanted to know if we agree to a 7 year lease, would we have to wait 7 years to trade. Mr. Hall will find out. With regard to turn around time, one loader could be out of the factory on November 22 and we could see the first loader in December. John Deere would bring a loader and take one away.

Councilor Theberge asked about the plow equipment and he was informed that it is manufactured in Nova Scotia and it will come to Pembroke and be installed there by John Deere. Mayor Grenier indicated that the City should be seeing more on the trade. Mr. Hall clarified that the compromised equipment cannot be sold to operate by John Deere; they would be sold for parts. Mayor Grenier noted that there is another vendor giving us prices but they did not quote the larger size equipment. If the City were to go with Volvo, we would need to carry parts for the different machines. Councilor Rozek asked if Mayor Grenier would speak to the JD representative regarding the purchase.

Mr. Wheeler noted that the timing aspect of the pricing depends on going forward with the purchase. Councilor Rozek moved to give the City Manager and Public Works Director authorization to proceed to get the best price possible on 3 624 model loaders at a lease price of approximately \$90,000; Councilor Theberge seconded and the motion carried. Councilor Rozek noted that Mayor Grenier will assist.

**Brown School RFP**

Ms. Laflamme reported that the Brown School Committee is eager to get re-use from Brown School. They set priorities that a Brown School project will need to produce tax base and use the whole building. The proposer will have to give indication of financial capability. The Committee is proposing a preliminary rfp to identify the people who are interested in the property. Mayor Grenier confirmed that zoning is Business General and there are a lot of retail and commercial options for the property. The project will need to make a positive impact on the community and the neighborhood.

Councilor Remillard questioned the City Manager having the right to reject any and all proposals, stating that the Committee will do the initial review of all proposals. Mayor Grenier confirmed that the

proposal is weighted more on re-use than initial selling price. It is clear in the RFP that “Parties interested for speculation will not be considered.”

### **Armory**

Mr. Wheeler explained that he contacted Warren Perry from the Adjunct General’s office regarding the Council’s concerns about cost of the armory building and that there would be no restrictions if the City were to own it. He said the City would be responsible for the filing fee and another small fee of about \$1500. There would be no deed restrictions. Mr. Perry had asked for a letter from the City expressing interest. The Council reviewed a draft of the letter that showed an interest by the City, potentially for a Police Station and/or bus garage. There was no opposition to sending the letter.

### **Outside Agency Funding**

Mr. Wheeler noted that outside agencies were not sent City funding due to the State budget delay. We will now move forward with sending the agencies their budgeted funding.

### **Non- Meeting**

Councilor Rozek moved to go into Non meeting per RSA 91-A:2 (b) Collective Bargaining; Councilor Theberge seconded and the motion carried unanimously by roll call. Julie King met with the Council.

### **Non Public Session**

Councilor Rozek moved with a second from Councilor Berthiaume to go into nonpublic session per RSA 91-A:3II (d) Land Matters. (e) Consideration or negotiation of pending claims; (i) Consideration of legal advice provided by legal counsel. The motion carried unanimously by roll call.

Councilor Rozek moved with a second from Councilor Gentili to come out of non-public session. So moved, the motion carried.

Councilor Rozek moved to seal the minutes of the two legal matters as releasing them would make any action taken ineffective; Councilor Gentili seconded and the motion carried.

There being no further business in the Work Session, Mayor Grenier moved on to the Regular Meeting

Respectfully Submitted,  
Susan Tremblay  
Administrative Assistant

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