

City of Berlin, NH

Office of the City Manager



CITY MANAGER'S REPORT

04-15-2024

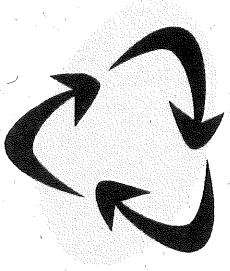
1. Attached is the March 2024 Real Estate Transfer Report.
2. Per City Ordinance Sec. 15-81, City's parking ban was lifted 4/1/24. During the month of April, the Police Chief is authorized to prohibit parking on City streets between the hours of midnight and 7:00 AM if required for snow plowing and removal operations.
3. Attached is the 2023 AVRRDD budget report, for your information.
4. Other than traffic after the event, the eclipse was uneventful. There were many people viewing the eclipse, both in the City and at the airport. Traffic was heavy prior to the event and after the event traffic heading south did not subside until after 10 pm. We did open the Emergency Operations Center and fortunately we did not have any serious incidents that occurred. The biggest impact was traffic heading south after the eclipse, as predicted traffic was extremely heavy as everyone left the north country after the eclipse.

TRANSFER LIST FOR MAR 2024

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Map	Lot	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
DUBE, BRADLEY D	DUBE, BRADLEY & SONYA TRSTS	BRADLEY & SONYA DUBE JOINT REV TRUST	55 BEMIS STREET	BERLIN	NH	03570	000135	000071	Residential	Single Family	55 BEMIS STREET	RS	03/01/2024		\$185,600	0.34
PARSLOW, ROBERT P	SCIACCA, NICHOLAS A		1895 RIVERSIDE DRIVE	BERLIN	NH	03570	000138	000005	Residential	Single Family	1895 RIVERSIDE DRIVE	RS	03/04/2024	\$95,000	\$166,900	1.20
VIGUE, JOSEPH A	VIGUE, DIANE F TRS OF	JOSEPH & DIANE VIGUE REV TRUST	67 WOOD STREET	BERLIN	NH	03570	000135	000049	Residential	Single Family	67 WOOD STREET	RS	03/05/2024		\$125,200	0.69
RIENDEAU, RICKY D	RODRIGUEZ, CRYSTAL		1815 RED ELM	SAN ANTONIA	TX	78227	000126	000131	Residential	Single Family	312 NORWAY STREET	RS	03/05/2024	\$189,000	\$125,800	0.13
LAROCQUE, JAMES & BETTY	RAYMOND, MARIAH		337 GRAFTON STREET	BERLIN	NH	03570	000118	000077	Residential	Two Family	819 WESTERN AVENUE	RS	03/07/2024		\$91,300	0.24
34 PAINE STREET, LLC	MICHAUD, LORI-ANE E.		PO BOX 18	MIRROR LAKE	NH	03583	000125	000076	Residential	Single Family	34 PAINE STREET	RS	03/08/2024	\$225,000	\$126,800	0.24
MOZISEK, LARRY P	ROSS, BRIAN &	THOMPSON, ROSALIE M	126 DENMARK STREET	BERLIN	NH	03570	000127	000133	Residential	Single Family	126 DENMARK STREET	RS	03/11/2024	\$178,400	\$106,800	0.11
DAUNTLESS PATH LLC	RIORDON, JUSTIN D & ANGELINA K		158 WILLARD STREET	BERLIN	NH	03570	000119	000189	Residential	Single Family	158 WILLARD STREET	RG	03/11/2024	\$180,000	\$198,300	0.11
COUTURE, CAROL A-EST OF	KALB, JOHN A &	TUPICK, TANYA A	1299 MAIN STREET	BERLIN	NH	03570	000127	000265	Residential	Two Family	1299 MAIN STREET	BG	03/12/2024	\$141,900	\$108,900	0.12
WISWELL, LOUISETTE M TRSTEE OF	WISWELL, LOUISETTE M-LIFE EST	& WISWELL, CHRISTOPHER	14 DUSTIN STREET	BERLIN	NH	03570	000125	000053	Residential	Single Family	14 DUSTIN STREET	RS	03/14/2024		\$190,700	0.43
COULOMBE, RONALD A	COULOMBE, LISA		83 SPRUCE STREET	BERLIN	NH	03570	000130	000350	Residential	Single Family	377 CHAMPLAIN STREET	RG	03/15/2024		\$109,800	0.13
RAMSEY, DANIEL L	DAVIS, CODY AARON		795 KENT STREET	BERLIN	NH	03570	000133	000042	Residential	Single Family	795 KENT STREET	RS	03/18/2024	\$179,900	\$130,400	0.17
RAMSEY, DANIEL L	DAVIS, CODY AARON		795 KENT STREET	BERLIN	NH	03570	000133	000043	Vacant	Vacant - Unbuild	KENT STREET	RS	03/18/2024		\$900	0.09
BERGERON, PAULINE Y, TRUSTEE	POULIN, DAVID R &	LISA E	120 ENMAN HILL ROAD	BERLIN	NH	03570	000137	000098	Vacant	Vac w/ OB	COUNTRYSIDE AVENUE	RS	03/18/2024		\$31,600	0.17
BERGERON, PAULINE Y	BERGERON, PAULINE Y		36 COUNTRYSIDE AVENUE	BERLIN	NH	03570	000137	000104	Residential	Single Family	36 COUNTRYSIDE AVENUE	RS	03/18/2024		\$200,900	0.23
RYAN, TIMOTHY J	RYAN, TIMOTHY J & SHERRIE D		162 WASHINGTON STREET	BERLIN	NH	03570	000119	000211	Residential	Single Family	162 WASHINGTON STREET	RG	03/20/2024		\$116,500	0.11
FORTIER, ROBERT & ROBIN	LAVIGNE, JOSEPH & JESSICA		426 WESTERN AVENUE	BERLIN	NH	03570	000113	000001	Residential	Single Family	426 WESTERN AVENUE	RG	03/22/2024	\$180,000	\$159,900	0.35
CLEAVES, LAURA L	MCKENZIE, LYDIA ANNE		228 WILLARD STREET	BERLIN	NH	03570	000120	000176	Residential	Single Family	228 WILLARD STREET	RG	03/22/2024	\$285,000	\$159,400	0.11
LOWE, CHRISTINA M.	PRESCOTT, RUSSELL THOMAS		649 FOURTH AVENUE	BERLIN	NH	03570	000110	000046	Residential	Single Family	649 FOURTH AVENUE	RT	03/25/2024	\$186,000	\$141,100	0.11
LAPIERRE, FRANCINE	TRANIELLO, JOSHUA		33 OUTLOOK DRIVE	HAVERHILL	MA	01832	000129	000124	Residential	Three Family	628 BURGESS STREET	RG	03/25/2024	\$120,000	\$115,000	0.11
LAPIERRE, FRANCINE	TRANIELLO, JOSHUA		33 OUTLOOK DRIVE	HAVERHILL	MA	01832	000129	000125	Vacant	Vac w/ OB	622 BURGESS STREET	RG	03/25/2024		\$7,600	0.11
DUDLEY, MICHAEL R.	PIERCE, DONALD BRADLEY		266 WIGHT STREET	BERLIN	NH	03570	000109	000076	Residential	Single Family	266 WIGHT STREET	BG	03/26/2024	\$249,400	\$125,100	0.31

TRANSFER LIST FOR MAR 2024

Grantor	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Map	Lot	Model Desc	Occupancy Desc	Location	Zoning	Record Date	Sale Price	Total Assessed Parcel Value	Land Acres
PRATTE, PAULETTE; POULIN, JEAN MARC, JULES,	ROCHE, RICHARD M	ROCHE, PAUL & LOWE, ELAINE	863 WESTERN AVENUE	BERLIN	NH	03570	000118	000083	Residential	Single Family	863 WESTERN AVENUE	RG	03/27/2024		\$122,500	0.06
GOODWIN, NICHOLAS	HAMILTON, LINDSAY & SCOTT		378 MADISON AVENUE	BERLIN	NH	03570	000120	000101	Residential	Single Family	378 MADISON AVENUE	RT	03/27/2024	\$183,000	\$83,200	0.11
ROSARIO, JOEL ANTHONY	CASA RUANA, LLC	ATTN: CHIRSTINE & RUDOLPH RUANA	13912 177TH PL NE	REDMON D	WA	98052	000130	000273	Residential	Single Family	348 BURGESS STREET	RG	03/29/2024	\$167,000	\$82,600	0.11
GAEB, DOUGLAS	GAEB, JENIFER & THERIAULT, JENNIFER TRS	DOUGLAS & CLAIRE GAEB IRREV TRUST	130 SPRUCE STREET	BERLIN	NH	03570	000128	000116	Residential	Single Family	130 SPRUCE STREET	RT	03/29/2024		\$142,600	0.23
CUSSON, NANCY	CUSSON, BRIAN R TRS OF	NANCY CUSSON IRREV TRUST	15 HAVEN AVENUE	BERLIN	NH	03570	000137	000110	Residential	Single Family	15 HAVEN AVENUE	RS	03/29/2024		\$195,100	0.23



Androscoggin Valley

Regional Refuse Disposal District

Phillip Warren, Jr., City Manager
City of Berlin

Mark Brady, County Administrator
Coos County

Peter Gagnon, Town Manager
Town of Gorham

Tammy Letson, Town Administrator
Town of Northumberland

Board of Selectman
Town of Dummer
Town of Errol
Town of Jefferson
Town of Milan
Town of Randolph
Town of Stark

District Representatives

Re: 2023 AVRRDD BUDGET REPORT (District and Mt. Carberry Landfill combined as of 1/1/14)

2023 was our twenty-first year of operations at Mt. Carberry Landfill. Since purchasing the landfill on December 30, 2002, no assessments have been made to District communities for landfill operations. No assessments for District operations were made to the member municipalities in 2023 nor will they be made in 2024.

2023 AVRRDD BUDGET REPORT:

Income	\$10,036,713.51
Expenses	(\$16,383,134.67)
Sub-total	(\$ 6,346,421.16)
Uncollected receivables as of 3/8/24	(\$ 32,586.76)
2023 TOTAL	(\$ 6,379,007.92)

PO Box 336, 3 Twelfth Street
Berlin, NH 03570
Tel. (603) 752-3342

OPERATING ACCOUNT:

Operating Account Balance 12/31/23	\$8,725,953.57
Accrued Accounts Payable	(\$ 298,029.43)
Accounts Receivable Due 12/31/23	\$ 814,670.47
Sub -Total	\$9,242,594.61
Uncollected Receivables as of 3/8/24	(\$ 32,586.76)
Balance	\$9,210,007.85

PETTY CASH ACCOUNT:

Petty Cash Balance 12/31/23	\$ 300.00
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ALUMINUM REDEMPTION ACCOUNT:

Beginning Balance 1/1/23	\$ 2,213.16
Interest (1/1/23 – 2/8/23)	\$ 11.13
Outstanding Aluminum Redemption Checks as of 2/8/23	\$ 155.25
2023 Distributions Transferred to Operating Account	\$ 2,379.54
Aluminum Redemption Account Balance 12/31/23	\$ 0.00
- Account closed on 2/8/23	

DEBIT/CREDIT CARD ACCOUNT:

Debit/Credit Card Account Balance 12/31/23	\$ 46,383.01
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UNDESIGNATED SURPLUS RESERVE ACCOUNT:

Beginning Balance 1/1/23	\$17,056,307.18
Interest (1/1/23 – 12/31/23)	\$ 839,606.15
2023 Distributions Transferred to Operating Account	\$ 7,000,000.00
Ending Balance 12/31/23	\$10,895,913.33

The undesignated surplus, from Mt. Carberry Landfill Operations, will be retained and held in reserve by the District specifically to pay or fund any or all of the following expenses incurred by the District in the future:

1. The opening of new cells or closure of cells (both temporary and permanent closure) at Mt. Carberry Landfill.
2. The satisfaction of State or Federal regulatory requirements with respect to Closure Costs at Mt. Carberry Landfill.

3. Facility maintenance, repair and replacement at the Mt. Carberry Landfill.
4. The early retirement of borrowed funds with respect to the Mt. Carberry Landfill, and
5. The retention of reasonable funds for the purpose of providing cash flow for Operations.

Mt. Carberry Landfill Closure/Post Closure Trust Account

Beginning Balance 1/1/23	\$16,719,821.06
Interest 1/1/23 – 12/31/23	\$ 920,712.48
2023 Contribution	\$ 781,259.24
Ending Balance 12/31/23	\$18,421,792.78

MRF/Transfer Station Capital Reserve Account

Beginning Balance 1/1/23	\$ 173,694.69
Interest 1/1/23-12/31/23	\$ 9,239.08
Ending Balance 12/31/23	\$ 182,933.77

N.H. Municipal Bond Bank Debt

Original Bond Principal	\$14,000,000.00
20 Annual Payments of \$700,000 (2004-2023)	(\$14,000,000.00)
Bond Principal Balance 12/31/23	\$ 0.00

Respectfully submitted,



Lisa G. Riendeau
Executive Director

March 27, 2024