

City of Berlin, NH

Office of the City Manager

CITY MANAGER'S REPORT

11-07-2022



1. Attached is the September 2022 Property Transfer list.
2. Attached is the Fire Chief's October report, the Monthly Incident Report and the EMS call volume report.
3. Attached is the AV Home Care mid-year report.
4. Attached please find the BWW – Municipal Water Usage from July 1, 2022 to October 1, 2022 (November 2022 Billing Quarter).
5. The Riverwalk final walk through was completed and punch list items were identified. It is anticipated that the snow fencing will stay up this winter and early spring to ensure that the grass areas have an opportunity to grow undisturbed. Punch list items include the railings for the overlook areas, trash receptacles and some “fit and finish” deficiencies.
6. It is anticipated that, at the City Council meeting to be held on November 21, the resolution for segregated / carryover funds will have its first read and a discussion on the setting of the tax rate will occur.

TRANSFER LIST FOR SEPT 2022

Previous Owner	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Map	Lot	Property Location	Zone	Stories	Use	Deed Record Date	Sale Price	Total Assessed Parcel Value	Acres
KNAUER, DONALD W	HAMMEL, GLEN P.		573 SECOND AVENUE	BERLIN	NH	03570	000111	000070	573 SECOND AVENUE	RG	2.5	Single Family	09/02/22	\$100,000.00	\$197,800.00	0.11
TARBOX, RODERICK	OBERFIELD, BRENT PHILIP		1630 WORCESTER RD #332	FRAMINGHAM	MA	01702	000130	000392	434 GOEBEL STREET	RG	1.5	Single Family	09/08/22	\$78,000.00	\$126,900.00	0.11
FAUCHER, RUSSELL	ANDERSON, NICOLE		422 MUZZY HILL RD	MILAN	NH	03588	000138	000021	2493 HOWARD STREET	RS	2	Single Family	09/08/22	\$154,800.00	\$106,200.00	0.57
MITCHELL, WILLIAM JR-EST OF	ROMANO, FRANCIS G. JR.		15 RING AVENUE	WILMINGTON	MA	01887	000112	000006	499 WESTERN AVENUE	RS	1	Single Family	09/09/22	\$80,533.00	\$69,800.00	0.23
POIRIER, DAVID A	POIRIER, DAVID & STACY TRSTEES OF	D & S POIRIER REV TRUST	37 WHITTEMORE AVENUE	BERLIN	NH	03570	000127	000048	37 WHITTEMORE AVENUE	RS	1	Single Family	09/09/22		\$208,300.00	0.25
LEGENDRE, DANIEL R	MERIGOLD, JAIDEN A		571 CHESHIRE STREET	BERLIN	NH	03570	000130	000130	571 CHESHIRE STREET	RT	1.5	Single Family	09/09/22	\$99,933.00	\$129,400.00	0.11
KOXARAKIS, ANTONIOS	JEFFERSON, CAITLYN		17 NOURY STREET	BERLIN	NH	03570	000138	000006	17 NOURY STREET	RS	1	Single Family	09/12/22	\$325,000.00	\$242,900.00	0.81
ISAACSON, DOROTHY-EST OF	KING, DANIEL J.		341 WILLARD STREET	BERLIN	NH	03570	000120	000133	341 WILLARD STREET	RT	1.75	Single Family	09/13/22	\$210,000.00	\$215,600.00	0.23
WASZAZAK, EDWARD C JR &	MERDESI, IBRAHIM		1050 HOPE ST #3	PROVIDENCE	RI	02906	000403	000008	196 CATES HILL ROAD	RR	1.75	Single Family	09/14/22	\$108,000.00	\$162,700.00	0.89
BISSON, MICHAEL R &	PALTA, NIRA		415 HIGH STREET	BERLIN	NH	03570	000120	000259	415 HIGH STREET	RS	1.25	Single Family	09/16/22	\$60,000.00	\$90,600.00	0.11
LEMIRE, G & S FAMILY TRUST	CYR, PRESTON G. &	LAUNDRY, ABBYGALE	786 HILLSIDE AVENUE	BERLIN	NH	03570	000121	000112	786 HILLSIDE AVENUE	RS	1	Single Family	09/21/22	\$150,000.00	\$115,900.00	0.23
BERNIER, JEANNETTE A	BERNIER, JEANNETTE &	LEFEBVRE, STEVEN	113 JERICHO ROAD	BERLIN	NH	03570	000106	000012	113 JERICHO ROAD	BG	1	Single Family	09/21/22		\$77,700.00	0.30
GRINNELL, JOYCE E.	WAGNER, ANDREW		61 DENMARK STREET	BERLIN	NH	03570	000127	000086	61 DENMARK STREET	RS	1.5	Single Family	09/21/22	\$207,533.00	\$184,400.00	0.16
CARRUTHERS, JOHN H JR	MULLARKEY, JESSICA L. &	MULLARKEY, SPENCER S.	683 FOURTH AVENUE	BERLIN	NH	03570	000110	000050	683 FOURTH AVENUE	RT	2	Single Family	09/21/22	\$99,933.00	\$101,400.00	0.11
EASTON, ROBERT &	POULIN, BLAIN DAVID		320 CHURCH STREET	BERLIN	NH	03570	000137	000032	154 HOWARD STREET	RS	1	Single Family	09/23/22	\$190,000.00	\$273,700.00	0.46
FOUR SONS PROPERTIES RENTAL LLC	EVELLA PROPERTIES, LLC		64 LAKE VIEW DRIVE	NEW HAMPTON	NH	03256	000119	000305	134 YORK STREET	BG	2.5	Two Family	09/23/22	\$85,000.00	\$77,200.00	0.07
CITY OF BERLIN	SAUNDERS, KRISTOPHER L.		64 GLEN STREET	HINSDALE	NH	03451	000117	000022	293 BURGESS STREET	RG	1	City-Residential	09/26/22		\$88,000.00	0.11
CARRIGAN, CRAIG P	RICH, TYLER & KEENAN		207 SWEDEN STREET	BERLIN	NH	03570	000127	000153	207 SWEDEN STREET	RS	1.75	Single Family	09/26/22		\$102,100.00	0.23
DAVIS, SCOTT M & WENDY A	BYNUM, ALAN		409 E FIRST STREET	BOSTON	MA	02127-1312	000127	000083	75 SWEDEN STREET	RS	1.75	Single Family	09/27/22	\$234,533.00	\$145,600.00	0.23
LACASSE, STACIE A	HART, GLEN J. &	PICANO, STEPHANIE M.	153 ELM STREET	BERLIN	NH	03570	000128	000136	153 ELM STREET	RT	1.75	Single Family	09/27/22	\$155,000.00	\$131,200.00	0.20
H & P REAL ESTATE TRUST OF JUNE 10, 2003	HUARACHA, EDUARDO E. F. &	CINDEA, CATALIN	230 MADISON AVENUE	BERLIN	NH	03570	000120	000117	230 MADISON AVENUE	RG	2.5	Two Family	09/28/22	\$159,000.00	\$120,900.00	0.11
HORTER, STEVEN & CELIA	BRADFORD, LLOYD L. JR &	MELINDA M.	4256 E. MARYLAND ST	IVERNESS	FL	34453	000127	000249	1183 MAIN STREET	BG	2	Single Family	09/29/22	\$122,933.00	\$105,600.00	0.14
OSWALT, IVAR	OSWALT, IVAR TRSTEE OF	IVAR OSWALT REV TRUST	1047 MOUNTAIN VIEW RD	FREDERICKSBURG	VA	22406	000118	000019	625 SECOND AVENUE	RG	2	Single Family	09/29/22		\$250,100.00	0.22
COTE, MEGAN G	BURNELL, MARY L.		230 DOUGLAS HILL RD	W. BALDWIN	ME	04091	000126	000102	381 NORWAY STREET	RS	1.5	Single Family	09/30/22	\$140,000.00	\$125,900.00	0.11

BERLIN FIRE DEPARTMENT

263 Main Street Berlin, New Hampshire 03570
Business (603)752-3135 Fax (603)752-8583



FIRE CHIEFS REPORT October 2022

1. **Budget**
 - Nothing to report .
2. **Grants**
 - Cascade still in review.
3. **Fire Prevention**
 - 49 inspections / follow ups / reports / investigations
4. **Run report**
 - 92 calls for service for October (see attached)
5. **Apparatus**
 - Engine 1 – In service was out of service for 1457.75 hours for pump problems. August 27th to October 28th
 - Engine 2 – In service.
 - Engine 3 – Remains out of service
 - Engine 4 – In service,
 - Tanker 1 – In service
 - Ladder 1 – In service
 - Chiefs car – In service was out of service for 360 hours electrical issues
 - Asst. Chief car – In service
 - Pick up – In service was out of service for 168 hours for tires and exhaust
 - UTV – In service
6. **Personnel**
 - Nothing to report
7. **Training**
 - Crews have been training on a Vent / Roof prop which was built by FD members.
 - Crews have been training on the new EV charging stations at AVH
8. **Building**
 - Annex building roof leaking very badly, still no access to the second floor. Heat not working.
 -
9. **EMS**
 - See Berlin EMS statistics

Submitted by,
James Watkins
Fire Chief

Berlin Fire Department

Berlin, NH

This report was generated on 11/1/2022 12:06:26 PM



Count of Incidents by Incident Type for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Sort By: IncidentType | Start Date: 10/01/2022 | End Date: 10/31/2022

INCIDENT TYPE	# INCIDENTS
113 - Cooking fire, confined to container	1
115 - Incinerator overload or malfunction, fire confined	1
151 - Outside rubbish, trash or waste fire	1
311 - Medical assist, assist EMS crew	26
321 - EMS call, excluding vehicle accident with injury	4
322 - Motor vehicle accident with injuries	4
323 - Motor vehicle/pedestrian accident (MV Ped)	1
324 - Motor vehicle accident with no injuries.	1
341 - Search for person on land	1
411 - Gasoline or other flammable liquid spill	1
424 - Carbon monoxide incident	1
441 - Heat from short circuit (wiring), defective/worn	1
444 - Power line down	1
462 - Aircraft standby	3
463 - Vehicle accident, general cleanup	2
511 - Lock-out	2
520 - Water problem, other	1
551 - Assist police or other governmental agency	1
553 - Public service	16
554 - Assist invalid	1
611 - Dispatched & cancelled en route	2
710 - Malicious, mischievous false call, other	1
711 - Municipal alarm system, malicious false alarm	1
712 - Direct tie to FD, malicious false alarm	1
730 - System malfunction, other	2
733 - Smoke detector activation due to malfunction	4
734 - Heat detector activation due to malfunction	1
735 - Alarm system sounded due to malfunction	2
740 - Unintentional transmission of alarm, other	2
743 - Smoke detector activation, no fire - unintentional	2
744 - Detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	3
Total Incidents	92

This report displays Incidents by Incident type for the selected Incident Status (es) and chosen date range. Nemsis 2 & 3 Incidents Included.



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Doc Id: 1673

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BEMS October Numbers

	Emergent Calls							Transfers		
	Berlin	Dummer	Errol	Gorham	Milan	Shelburne	Randolph	IFT LONG	LOCAL	NO TRANS
22-Jan	84	1		1	5			30	18	36
22-Feb	107	2		1	2			42	23	17
22-Mar	88	1			3			36	26	25
22-Apr	64			1	3			37	24	36
22-May	67	1			4	1		43	19	25
22-Jun	83				7			39	18	40
22-Jul	89	3			5			45	22	33
22-Aug	80	1			7			54	13	38
22-Sep	106				8			47	19	41
22-Oct	90	1			2	1		41	22	36
22-Nov										
22-Dec										
	858	10	0	3	46	2	0	414	204	327

October 31, 2022

Phillip Warren Jr., City Manager
City of Berlin
168 Main Street
Berlin, N.H. 03570

Dear Mr. Warren,

On behalf of A.V. Home Care Services, and in keeping with our tradition of presenting the Mayor and Council with an update during Home Care Month in November, I am pleased to provide the City of Berlin with this summary of pertinent data points relative to our use of the City's \$10,000 2022 allocation.

As you are aware, AVHCS is licensed with the State of New Hampshire, Bureau of Elderly and Adult Services, to provide in-home care for seniors, debilitated, and frail adults so they might live safely and contentedly at home. Our services include nursing, LNA bath care, homemaker, and respite.

Access to quality care is, and always has been, our primary goal for our clients and families and for this, a stable workforce is an imperative. The toll of a protracted pandemic and punishing inflation has resulted in a shortage of qualified applicants for our vacant positions, lasting for months at a time.

In response, the AVHCS Board of Directors and Leadership Team have worked diligently to examine wage scales, training requirements, and hiring incentives to be competitive (yet budgetarily realistic) in our efforts to attract experienced applicants. AVHCS secured ARPA and IDN grant funds in late 2021, and these are being used to offset recruitment and retention expenses.

As of this writing, AVHCS has successfully filled 3 of 5 LNA positions with experienced LNAs. We have hired 4 Family Providers (family and friends who care exclusively for one client). Family Providers have greatly eased our staffing shortage by supporting their friend or family member, who is a client of AVHCS, with a stipend-level wage.

In addition, I assumed the Executive Director position vacated by Tara MacKillop in May and have hired a full time RN as Clinical Director to assure quality of services across all levels of care, Samantha Couture. She and the Nurse Supervisors have worked hard to chip away at our Waiting List, down from 69 in August to 24 at this time.

A few other notable data points for the City of Berlin are as follows:

1. **Hours of service** rendered January through June 2022: **12,525**
2. **Number of residents** served January through June 2022: **167**
3. Mileage reimbursement adjustment due to inflation of gas prices, July 2022:
Federal reimbursement rate of 62.5 cents per mile, from .50 per mile

Of additional interest:

1. Total miles driven by AVHCS staff for all clients in first half 2022:
76,066 miles in Coos County, costing \$38,000 = 950 hours

2. **Funding Sources Supplanted:** State of NH General Fund
Social Service Block Grant
TIIB Older Americans Funds
Veteran's Administration
Choices for Independence, Medicaid

Finally, we understand that you and the Mayor and Council need to show the taxpayers of Berlin that their investment is worth their tax dollars. We hope that when weighed against the dollar value of your allocation, consideration is made of the following "soft" benefits:

- Well-trained staff are serving our most vulnerable population, who often have no support persons to help them live safely and well at home.
- These staff persons establish relationships with our elderly, sick, poor, and isolated, and become invested in their welfare over time.
- AVHCS staff report changes and concerns to our nurses as they arise and the nurses follow-up with appropriate state and local entities as needed.
- AVHCS staff become a critical conduit to the "outside world," bringing groceries, picking up medications at the pharmacy, providing news and stimulation and reassurance.
- AVHCS staff quells that fear, unexpressed by frail persons living alone at home, that they will be unable to continue living there, a dread that becomes reality without assistance, AND a reality that costs taxpayers inordinately more money to support.

Our mission to serve people in need, our work to find the resources to cover the cost of service, is driven by deep commitment and a belief that all people deserve a chance to live in their own homes, regardless of their circumstances. Your allocation bolsters our ability to do that and reflects your own commitment, to quality of community life for everyone, the City's most vulnerable included.

Thank you again for working with us here at A.V. Home Care Services. I hope you will contact me if you have questions or need additional information.

Sincerely,

Margo Sullivan, BSN
Executive Director



BERLIN WATER WORKS

OFFICE OF THE WATER COMMISSION
55 Willow Street, Berlin, NH

PLEASE ADDRESS REPLY TO:
55 Willow Street
Berlin, NH 03570-1883
Tel: 603-752-1677
Fax: 603-752-3055

November 01, 2022

Honorable Mayor, City Council & City Manager
City of Berlin
168 Main Street
Berlin, NH 03570

RE: MUNICIPAL WATER USE

Dear Honorable Mayor, City Council & City Manager:

Attached is the municipal water use and representative charges for the period of July 01 – October 01, 2022 which represents our November 2022 Billing Quarter.

This is being provided for your information and consideration.

Sincerely,

Craig P. Carrigan
Superintendent

cc: Finance Director

City Manager

MUNICIPAL WATER

Usage from: 07/01/2022 to 11/01/2022

	<u>LOCATION</u>	<u>USAGE IN CUBIC FEET</u>	<u>WATER CHARGES</u>	<u>ASSESSMENT CHARGES</u>
Acct #:	SCHOOL FACILITIES:			
16535001	High School	148,100	\$ 2,568.99	\$4,452.00
16520001	Jr. High - State St.	12,300	\$ 267.42	\$378.00
16530001	Jr. High - Pine St.	200	\$ 30.00	\$27.00
16525001	Marston School	800	\$ 35.28	\$33.00
16855001	Brown School	-	\$ -	\$27.00
	SUB TOTAL	161,400	2,901.69	4,917.00
	CITY FACILITIES:			
16560001	City Hall	1,800	\$ 60.54	\$ 63.00
16580001	Library	300	\$ 30.00	\$ 27.00
16575001	Fire Station	7,600	\$ 176.71	\$ 237.00
15505501	BIDPA - 145 Main St - Park	11,600	\$ 253.91	\$ 357.00
15510002	BIDPA - 121 Main St (added Jan 2013)	OFF	\$ -	\$ 27.00
15395001	Coos County Court House(added 12/2/13)	OFF	\$ -	\$ 27.00
16550001	Police & Recreation	7,700	\$ 178.64	\$ 240.00
2898503	Recreation Storage - Gilbert Street 8/19/15	200	\$ 30.00	\$ 27.00
16545001	Public Works Facility	4,500	\$ 116.13	\$ 144.00
16565001	Waste Water Plant	3,307	\$ 91.59	\$ 108.00
16570001	Watson St. Pump Stations	-	\$ -	\$ 27.00
16540001	Memorial Field - Portland St	64,600	\$ 1,182.89	\$ 1,947.00
11138001	Sewer Pump Station 89 E. Milan Rd	2,200	\$ 68.82	\$ 75.00
14274001	Central Playground Bathroom added 10/15	200	\$ 30.00	\$ 27.00
	Jericho Rd Wastewater Pump Station	flat rate	\$ 40.56	\$ 39.00
	Armory Wastewater Pump Station	flat rate	\$ 40.56	\$ 39.00
16500001	Shelby St. Wastewater Pump Station	-	\$ -	\$ 27.00
16505001	Napert Village Wastewater Pump Station	-	\$ -	\$ 27.00
	Recreation Rinks, etc.	flat rate	\$ 40.56	\$ 39.00
16510001	Recreation - River Street	flat rate	\$ 40.56	\$ 39.00
16515001	BWW Office	200	\$ 30.00	\$ 27.00
	BWW Red Garage	1,100	\$ 43.20	\$ 42.00
	SUB TOTAL	105,307	\$ 2,454.67	\$ 3,612.00
	City Hydrants	flat rate	\$ 27,000.04	\$ 48,604.50
		266,707	\$ 32,356.40	\$ 57,133.50
	TOTAL DUE			\$ 89,489.90