

CITY COUNCIL RETREAT

PORTSMOUTH PUBLIC LIBRARY
LEVENSON ROOM

SATURDAY, MARCH 12, 2016
TIME: 8:30AM – 3:00PM

PRESENT: Mayor Blalock, Assistant Mayor Splaine, Councilors Perkins, Dwyer, Lown, Pearson, Spear and Cyr

ABSENT: Councilor Denton

STAFF: John P. Bohenko, City Manager; David Allen, Deputy City Manager; David Moore, Assistant City Manager; Rick Taintor, Planning Director; Peter Rice, Public Works Director; Brian Goetz, Deputy Public Works Director; Robert Sullivan, City Attorney; Rus Wilson, Recreation Director; Brinn Chute, Senior Services Supervisor; Dianna Fogarty, Human Resources Director; Thomas Closson, City Negotiator, David Mara, Police Chief; Karen Senecal, Police Department; Brenna Woodman, Public Outreach Coordinator and Kelli L. Barnaby, City Clerk

Introduction

Mayor Blalock called the retreat to order at 9:10 a.m.

Master Plan Update

City Manager Bohenko said all of the information presented today will be placed on the website on Monday for the public to review. He said the first item we will be discussing is the Master Plan and Housing Topics.

Planning Director Taintor brought the City Council up to date on the master planning process. He spoke to the public participation with study circles with Portsmouth Listens. He said there will be public forums and public hearings in the future to get the information out on the master plan. He addressed neighborhoods and work shops on corridors and looking at redevelopment. He said the plan has 5 major themes and focus areas in the City. Planning Director Taintor reviewed the 5 major themes as follows:

- Vibrant – A City that provided a high quality of life with an abundance of opportunities for living, work and playing
- Authentic – A City that treasures its unique character, natural resources and historic assets
- Diverse – A City that welcomes residents of all ages, backgrounds & economic levels & supports a wide variety of businesses

- Connected – A City that provides strong links throughout the community, supports all forms of mobility, & encourages walking, bicycling & transit.
- Resilient – A city that considers and values the long term health of its natural & built environment

He spoke to the goals under each theme with the City Council. He further reviewed focus areas as follows:

- Urban Core Area Vision
- Corridor Area Vision
- Urban Neighborhood Area Vision
- Suburban Neighborhood Area Vision
- Parks & Open Space Vision

He reviewed the timeline to completion:

Draft Master Plan Due	March 24
Planning Board Work Sessions	March 31 / May 26 / June ?
Final Master Plan	July – August
Public Review	September
Adoption by Planning Board	September/October
Presentation to City Council	October/November

Councilor Dwyer stated in the last master plan we had a group of references and asked if they would be used this time. Planning Director Taintor said we will be referencing a number of items.

Councilors Dwyer and Perkins said they felt the discussion and study circles worked well for the west end. Planning Director Taintor said the Planning Board may vote to continue its work on the west end and continue the process further. City Manager said we could open the public hearing and keep the public hearing open until after Planning is done with their work on this matter.

Councilor Spear asked when the zoning omnibus ordinance would be coming forward. Planning Director Taintor said he continues to work in that direction but it will take time. He said it is taking more time than he expected and believes it would come to the City Council by late spring or early summer.

Housing Topics

Mayor Blalock said he will be putting a Blue Ribbon Committee on Housing together with Councilor Perkins, Councilor Dwyer, Councilor Spear, Chair, Planning Board Chair John Ricci, Chair, Portsmouth Housing Authority Mike Kennedy and Zoning Board of Adjustment David Witham, Chair, which will become more formal in the weeks and months ahead. There was discussion as to whether it should be a Blue Ribbon Committee or Working Group. Mayor Blalock said it would be a Working Group.

Planning Director Taintor stated that there is expected to be a 10% increase in our housing units since 2010. He addressed areas in land use regulations – density, mixing uses and incentives. He spoke on incentive zoning and said New Hampshire communities may adopt land use regulations that provide voluntary incentives for developers to produce units that are affordable to persons or families of low and moderate income. He spoke to streamlining the process for applications in zoning. He spoke to the gateway planned development that was created in 2010 and modified in 2015. He said the Planning Board may modify dimensional and other standards for provision of workforce housing. Director Taintor stated they're looking at hiring someone to look at the incentive and could look at affordability with infill housing. He stated it would be multifamily conversions permitted in general residence districts.

He outlined housing topics and housing locations:

Housing Topics

Accessory Units

Infill (“Little Houses”)

Micro-Units

Missing Middle

Mixed Uses

Multifamily

Housing Locations

Neighborhoods

Downtown / West End

Corridors

City Parcels (e.g., parking)

Institutional Parcels

Edge Parcels

Mayor Blalock asked what happens with the type of project that would put 90 units out at the Southgate Plaza. Planning Director Taintor said TAC would focus on technology uses, environmental impacts, traffic impacts, storm water capacity, pedestrian safety, wetland area and open space. He said a large project as such would take two to three months at TAC with one work session and one public hearing held. He said the traffic pattern was a concern and between meetings there were smaller technical meetings and we wanted to assist going through the permitting process. He said it will be four stories of houses and roof top community gardens.

Councilor Cyr asked about accessory dwelling units (ADU). Planning Director Taintor said ADU are smaller units but we cannot prohibit something with less than 2 bedrooms we must permit attached ADU or a detached ADU.

Assistant Mayor Splaine asked if an analysis has been done on what is affordable in the development. Planning Director Taintor said very few would be affordable and of those that have been built currently none are in the affordable range. He said less than 100 would be in the category for the definition of workforce housing.

Councilor Perkins said we might want to change the name of the new working group. She said there is a great deal of discussion that residents see as a priority. She stated we need to draw on the expertise that is already available in the City.

Councilor Pearson asked if this is the opportunity to create a primer or an insert of what these terms mean. She stated that we need to communicate and provide affective information. Planning Director Taintor said he and Assistant City Manager Moore are trying to put together a summary but it is a matter of time to get the process completed.

McIntyre Building and Next Steps

City Manager Bohenko spoke to the Industry Day that occurred last week at the McIntyre Building. He spoke to the working group that has been working on this matter for the last two years and that a great deal has been done to get to this point.

Deputy City Manager Allen spoke to the GSA and provided the history of the project. He explained the Transaction Structures as follows:

- **Exchange of the McIntyre property for Newly constructed new facility within the City of Portsmouth Central Business District**

Under this approach, the GSA would exchange the Federal McIntyre Property to a developer for fee ownership in another property and this would also include the design and construction of a New Federal Facility in combination with a cash payment to equalize value if necessary

- **Exchange of the McIntyre property of Fee Ownership of the New Facility in the form of an existing building within the City of Portsmouth Central Business District**

Under this approach, the GSA would exchange the Federal McIntyre Property for fee ownership to a parcel within the Delineated Area (Downtown) that is improved with an existing building that meets the GSA's space requirements in combination with a cash payment to equalize value if necessary.

- **Exchange of the McIntyre property of New Facility on City of Portsmouth owned Property**

Under this approach, the GSA would exchange the Federal McIntyre Property for the design and construction of a New Facility on a property owned by the City of Portsmouth

Deputy City Manager Allen outlined the Exchange Process:

- Request for Information – RFI
- Request for Qualifications – RFQ
- Request for Proposals – RFP
- Selection of Exchange Partner
- Develop Exchange Agreement
- New Facility Provided to GSA
- Conveyance of McIntyre to Exchange Partner

Deputy City Manager Allen said the property is 2 ¼ acres with 245' of frontage on Daniel Street, 378' of frontage on Penhallow Street, 186' of frontage on Bow Street and 135 parking spaces.

Zoning Goals for a McIntyre Redevelopment Project

1. Encourage new mixed-use buildings to be pedestrian-friendly and reflect the scale and character of the surrounding buildings
2. Encourage either demolition or adaptive reuse of existing building to fit-in better with the surrounding neighborhood context
3. Activate the street edge with commercial uses
4. Encourage second-floor office uses
5. Minimize the visual impact of off-street parking
6. Emphasis on walkability and pedestrian circulation
7. Protect & enhance important view corridors
8. Encourage active civic space areas
9. Encourage shared parking
10. Increase the local tax base

He spoke to building definitions, façade types, development standards and parking requirements for the area. Parking requirements for commercial uses are only required for hotel and conference centers uses. Residential parking requirements are market-rate unit: 1.5 spaces and Micro-Apartment unit: .5 space.

Use Regulations

1. Commercial Uses:

- Hotels / inns
- Office
- Retail
- Restaurant
- Nightclub / Bars
- Financial

2. Residential:

- Live-Work
- Multifamily
- Assisted-Living
- Micro-Units

Deputy City Manager Allen spoke to an example of a three-party agreement.

- GSA
- City
- Developer

Exchange Agreement:

1. Developer builds a new Federal facility on the city-owned lot.
2. GSA deeds the McIntyre Lot to the Developer in exchange for the new Federal facility.
3. The City provides a long-term land lease for the city-owned lot in exchange for public benefits such as civic space, parking or monetary consideration.

He announced the Request for Information responses are due on March 28, 2016 by the U.S. General Services Administration. He spoke to the exchange process and how that would work:

Solicitation

- Issue solicitation seeking proposals from entities interested in providing a New Facility through design and construction services or a fee-for-fee exchange.
- Review proposals and select exchange partner

Exchange Agreement

- Execute exchange agreement with exchange partner which will identify exchange parcel and establish additional terms and conditions of the exchange

New Facility

- Exchange partner provides New Facility as required under the terms of the exchange agreement

Conveyance

- Government conveys the Property to exchange partner upon acceptance of the New Facility

Councilor Perkins said we need to make sure that the public knows what options are available to us. City Manager Bohenko said we have spoken with developers and he would like to work with the Mayor and Council on what we would like to see this look like. He said in the next few months we would be working closely on this matter. Deputy City Manager Allen stated that the post office would remain in the building on Daniel Street.

Councilor Dwyer asked if it would be possible to be part of more than one bid.

Councilor Lown said it has been frustrating dealing with the GSA and we are making the best of the situation before us now.

Portsmouth Municipal Complex

Peter Rice, Public Works Director provided background information on the complex that the City moved into in 1988. He stated when the City moved to the Complex there were minor renovations such as paint. He said the Police Department moved into the 1962 portion of the building in 1991. He spoke to the 2011 Police Department organization review which cited the need to reorganize the department and its physical space to assure maximum efficiency. Public Works Director Rice said in 2014 the department commissioned a Facility Study to determine the suitability of the complex for its future needs. He stated the study estimated spatial needs through 2035, focusing on the concept of a new, 66,000 square foot stand along building and did not consider renovation of the existing space. He said the study was done by Lavallee Brensinger Architects with ADG, indicated the department renovation could not be limited to the department alone, but would require bringing the entire wing and facility up to code.

Facility Condition Assessment

- ISES Corp. Facility Condition Assessment addressed the physical condition of the Complex. \$11,000,000.00 in short term needs were identified, with an additional \$4,000,000 over ten years.
- Immediate concern was the failure of the building envelope at the north wall of the 1962 portion of the building.
- The City subsequently retained the services of Gale Associates to inspect and report on failures in the building envelope on the north wall of the 1962 portion of the building.

North Wall Façade

- Gale Associates inspected the failed masonry and windows and prescribed a temporary stabilization plan, implemented by the City immediately.
- The permanent repair is to be put in place in 2017, with an estimated cost of \$1.3M to \$2M including soft costs.

City Hall Programmatic Needs

- The City engaged LBA to conduct a comprehensive study of each department within the complex.
- This information was used to determine if City investment in the complex would suit the future needs of the public.
- It was determined that the 118,000 SF complex has sufficient space to accommodate future needs for all departments, including the PD, projecting to 2035.

Construction Options

- Relocate the Police Department to a 4 acre site
- Renovate Municipal Complex without Police Department
- Renovate Police Department at existing site to address 2035 projected needs.
- Renovate City Hall to address 2035 projected needs in the existing complex
- Sell Municipal Complex, relocate City Hall and Police Department

Construction Cost Comparisons

	Square Feet	Projected 8 year Escalated Cost +20% Soft Costs
Stand Alone PD new construction	66,000	\$43.9m
Renovations/Additions- City Hall (less PD)	64,620	\$15.7m
Renovations - PD	57,756	\$15.6m
Combined Renovations/additions City Hall & Police Dept.	122,376	\$31.2m
Sell Municipal Complex & build new (excluding land)	100,000	\$66.5m

Police Chief Mara spoke to the Police Department not being user friendly. He said the booking area needs work and that he is keeping an open mind on this process.

Councilor Spear said the renovation of the building is the less cost option because it would be double the cost to do new. He said how much of a compromise are we getting into with a renovation of the building.

City Manager Bohenko indicated there would be swing spaces with renovation. He said there would be a new design with the opening spaces.

Public Works Director Rice said the intent was how to make a hospital into a City Hall. He said you would need to reconfigure the space and create a different feel.

Councilor Dwyer said you could build on site taking down the old parts and building new spaces.

Councilor Perkins asked if there is a best practice for having City Halls and Police Departments combined. Chief Mara said he is not aware of an industry standard. City Manager Bohenko said we do not just look in New Hampshire but we look at other locations.

Councilor Pearson said she would like to see the Municipal Complex remain if it meets our current needs.

City Manager Bohenko said we would put some funding in the FY18 CIP as we need to do some renovations to meet structural needs.

Haven Well Update and Water Resource Management

Deputy Public Works Director Goetz said we have 10 years of promoting water efficiency in Portsmouth's water and wastewater systems. He reviewed some of what we have done.

1. Water Conservation Kits
2. Rain Barrel Program
3. Automatic Meter Reading Project
4. EPA's WaterSense Program
5. Leak Detection Program
6. Water Efficiency Rebate Program

He addressed the water efficiency rebate program introduced in 2014 with low-flow toilets and high efficiency washing machines. He reported there were 200 rebates issued in 2015 for low-flow toilets and 71 rebates issued in 2015 for high efficiency washing machines.

Deputy Director Goetz spoke to the 2012 water system master plan analysis where single family residential usage has declined 8.3% since 1999. He said we continue to offer water efficiency rebates as well as customer outreach regarding either use and efficiency.

Deputy Director Goetz spoke to the Haven Well being installed in 1875 and Pease Air Base being located at the Pease Tradeport from 1956 to 1992. He addressed the Pease Air Base Closure – Superfund as follows:

- Eleven Record of Decisions (ROD) representing all the major superfund cleanup decisions were completed between 1993 and 1997.
- All remedial design and construction activities for the Base have also been completed
- Haven Well had an extensive monthly monitoring program to track any potential contaminants nearing the well.

He advised the City Council that the Haven Well Water Quality of August 2013 met all Drinking Water Standards all non detects "ND".

Haven Well Shutdown: Chronology of Events

- April 2014 – City Contacted by EPA regarding their request that Air Force sample the Pease Wells for PFC's
- Air Force Consultant sampled all three Pease wells in mid-April 2014 for PFCs
- May 12, 2014 – City staff are notified that PFC levels in Haven Well exceeded the EPA's Health Advisory Standard for PFOS – 2.5 ug/L (Preliminary Health Advisory = 0.2 ug/L)
- May 12, 2014 – Haven Well is shut down
- Since May 12, 2014 – Pease water system is supplemented with water from Portsmouth's water system (50% of demand supplied by Portsmouth)

What are these Contaminants?

Perfluorinated Hydrocarbons – In a Lot of Everyday Products

- Furniture and carpets treated for stain resistance, adhesives, food packaging materials, heat-resistant non-stick cooking surfaces, and electrical wiring insulation.
- PFCs have also been used in the production of firefighting foams

Where Did They Come From?

- In 1970, the Air Force began using Aqueous Film Forming Foam (AFFF), a firefighting agent that contains PFCs, to extinguish petroleum fires.
- A few reported fires prior to 1992
- Potential releases and spills

What are the Health Effects?

New Hampshire Department of Environmental Services:

Studies have shown that nearly all people have some level of PFCs in their blood. Potential health effects from exposure to low levels of PFCs are not well understood. To date studies have been inconclusive to whether PFCs can affect growth and development, hormone levels including thyroid hormone, liver enzyme levels, cholesterol levels, immune function or occurrence of certain types of cancer. Further research is needed to determine whether PFCs can cause health changes in humans. The EPA states that existing evidence is too limited to support a strong link between PFCs and cancer in people.

How will the Water System Replace the Loss of the Haven Well?

- Loss of the largest water source serving the Pease Tradeport:
 - Safe yield of 534 gallons per minute (GPM) – 769,000 gallons per day (GPD)

- Portsmouth water system has been supplementing Pease through booster pumps:
 - Reduces the available water to Portsmouth's core water system by nearly 10%

Have other Water Systems been Contaminated by PFCs?

- Oakdale, Minnesota – 3M Manufacturing
- Newcastle, Delaware – Air Base
- Paulsboro, New Jersey – PFC Manufacturing
- Hoosick Falls, New York – PFC Manufacturing
- Merrimack, New Hampshire – PFC Manufacturing

What are the Treatment Options?

- Activated Carbon Filtration is most widely accepted for drinking water applications
- Membrane Filtration
- Anion Exchange
- Advanced Oxidation

May 2014: Technical Response Team Forms

Weekly meetings (initially) either in-person or via teleconference:

- City of Portsmouth Staff
 - City Consultants
- Pease Development Authority
- Environmental Protection Agency
- New Hampshire Department of Environmental Services
 - Waste Division
 - Drinking Water and Groundwater Bureau
- Air Force Civil Engineering
 - Air Force Consultants
- New Hampshire Health and Human Services
- Agency for Toxic Substances and Disease Registry (ATSDR)
- Others, depending on topic

The Response and Action Plan

- Data Collection
- Forensic Analysis
- Health Information
- Water System Operational Changes
 - Existing Supplies
 - Alternative Supplies
 - Treatment Options
- Public Outreach

Deputy Director Goetz said on May 28, 2014 the State, Health and Water System Officials held first Public Meeting.

Air Force Involvement

- Funding all the technical work and site monitoring
- September 2014 agreement with City to fund:
 - City's technical support
 - Search for replacement groundwater source

Extensive Monitoring Program Developed

- Weekly PFC sampling of water supply wells
- Sentry well network sampling
- Installation of new sentry wells to fill data gaps
- Hydrogeological evaluations

Continued Public Outreach Throughout 2014

- City Website
 - Water system status
 - Water Quality Monitoring Data
 - Public Meetings
- New Hampshire Department of Health and Human Services
 - Health Effects

Deputy Director Goetz said on July 8, 2015 EPA issues administrative order to Air Force: Treat Haven Well and Aquifer Restoration. On September 1, 2015 there was a meeting with the Air Force and Senator Shaheen where the City pressed for treatment of all three Pease Wells. He said the Haven Well to address PFOS PHA exceedance and Smith and Harrison to demonstrate treatment and as a contingency. He said on September 9, 2015 the Community Advisory Board released pediatric blood testing results. He stated on October 14, 2015 the Community Advisory Board had a meeting with ATSDR – Agency for Toxic Substances and Disease Registry. He further stated on November 2015 the Air Force agreed to treat all three Pease Wells.

Looking Ahead for 2016

- Design and construction of treatment systems
- Continued monitoring of PFCs aquifer cleanup
- Spring – Release of Final Round of Blood Testing
 - 471 Tested during first round
 - 1,107 Tested during second round
- Blood Testing and Biomonitoring Follow-up

Deputy Director Goetz said the Restoration Advisory Board (RAB) first meeting was March 16, 2016.

Community Assistance Panel (CAP)

- ATSDR establishing CAP in Portsmouth to address questions and concerns about health impacts related to the PFC contamination at Pease

- The CAP provides an avenue for ATSDR to inform the community of site-specific findings as they become available
- Kim McNamara, Health Officer, is the staff representative coordinating the City's involvement

Councilor Dwyer asked how you clean up the aquifer. Deputy Director Goetz said you pump out the water clean it and pump it back into the well.

Councilor Pearson asked if the test results were consistent. Deputy Director Goetz said the results were varied.

Right-to-Know Law Presentation and Discussion

City Attorney Sullivan spoke to "What Is a Meeting?" under the law it is the convening of a quorum of the membership of a public body, or the majority of the members of such public body, for the purposes of discussing or acting upon a matter or matters over which the public body has supervision, control, jurisdiction, or advisory power.

He addressed various means of communication and how they would fall within the law.

He read from the statute the purpose of the Right-to-Know Law:

Openness in the conduct of public business is essential to a democratic society. The purpose of this chapter is to ensure both the greatest possible public access to the actions, discussions and records of all public bodies, and their accountability to the people.

City Attorney Sullivan explained the difference between a Non Public Session and a Non-Meeting to the City Council.

Councilor Lown asked what a quorum is for the City Council. City Attorney said 5 City Councilors constitutes a quorum.

Assistant Mayor Splaine asked if the Right-to-Know Law applies to Working Groups of the Council. City Attorney Sullivan said Working Groups meet with staff members to consider things and it would not be a meeting. Assistant Mayor Splaine said then a Working Group is a staff meeting.

Councilor Perkins said she agrees with City Attorney Sullivan and that the City is over compliant in these matters. Councilor Perkins questioned social media and what can they feel comfortable sharing. City Attorney Sullivan said if what you are doing is a function equal of a meeting then you should not be doing it.

Charter Commission

Charter Revision

City Attorney Sullivan said the definition of a Charter Revision shall mean any change to an existing charter that result in a change in the municipality's form of government. He said the municipal charter may only be revised by the creation of a Charter Commission and the adoption of a report from that Commission by the voters at referendum. He said a Commission would consist of 9 members and created by vote at a special election established by the City Council.

Charter Amendment

City Attorney Sullivan said an amendment is defined as, any change to an existing charter that does not constitute a revision. He said Charter Amendments may be initiated either by the City Council itself or by a written petition signed by a number of voters equal to at least twenty percent of the number of ballots cast at the last regular municipal election. He said amendments must be limited to a single subject and alternative statements of a single subject and alternative statements of a single amendment are prohibited.

Charter Review

City Attorney Sullivan said a charter review is an informal local process performed to determine if a charter revision or a charter amendment is needed. He said the City Council has at any time the authority to either review the municipal charter itself, or to create a sub-committee or blue ribbon committee for that purpose.

Recreation Fields Update

Recreation Director Wilson spoke to the 2010 Recreation Needs Study that recommended 4-5 outdoor multi-use recreation fields are needed in the City. He said many youth and adult leagues cannot practice due to the availability of field numbers. He said leagues cannot play competition games due to under sizing and cannot play at all due to weather and poor drainage. He said there is a need for synthetic turf along with related amenities (lighting, parking, concession/storage) are recommended.

Former Stump Dump at Greenland Road

He spoke regarding the stump dump and that the City controls the site and the ground work has been laid down for the site and 1 multi-use field could fit there. He said it is near neighborhoods and it would cost \$2,000,000.00 for turf, parking, building and lighting.

City Manager Bohenko said we have been able to negotiate with contractors in-kind services and saved over \$380,000.00. He addressed the community campus which is made up of 98 acres. He said there is an opportunity for fields and opportunity for recycling needs for the Public Works Department facility.

Director Wilson spoke to the need for more athletic fields and addressed the lack of fields. He said they should not have to use neighborhood fields for sports but they have no choice.

City Manager Bohenko said Community Campus is respective to the space for the City. He said there is a need for fields and they would not affect neighbors and you could operate at the field 7 days a week up until evening hours. He said we could also create passive recreational areas out at the campus by implementing a trail system.

Public Works Director Rice said the land at Community Campus would provide an additional area for a recycling center. He addressed traffic concerns and said we could create a through road with the new site. He also spoke to benefiting from a transfer area for recyclables.

Assistant City Manager Moore spoke to the land transfer with Community Campus which would be 45 acres. He also spoke to another potential for land is the Stokel property on Peverly Hill Road. He said there is not a willing seller for the Stokel property but it may be a possibility.

Councilor Dwyer spoke to the need for fields and the need to continue to pursue what might be available to us.

Senior Center Update & Next Steps

Assistant City Manager Moore updated the Council on the status of the transfer of the Paul A Doble building. He said a Memorandum of Agreement for the Section 106 Process has been done. He stated we are now seeking the recordation survey approach. He said there are transfer costs to take over the Doble Center and some costs for the mitigation of the building.

Brinn Chute, Senior Services Supervisor spoke to the operation of the Senior Center and addressed the Subcommittee of Recreation Board. She reviewed the recommendations made by the Subcommittee in May 2015:

- Maintain the needs of the senior population as the top priority; meet the community-wide need for additional programming.
 - Create “Levenson-esque” type room for community use
 - Building a comprehensive gym with walking loop that meets the needs of seniors and the community
 - Ensure building accessible to all members of the community

She addressed the existing Senior Facility that is a 2-room activity space with office space (not big enough); Use of bigger rooms and gym from Community Campus for additional programming.

Room 1 : Drop in Lounge

Room 2: Activity Room

2 Offices: one for Supervisory and one for storage

- Big windows with natural light; modern feel
- Free Parking; long walk; fills up at times
- Back of Building; long walk/hard to find
- Accessible via public transportation / Senior Transportation
- Dedicated space for seniors within a large community space

Overall Vision for Future

- Portsmouth's senior center will be the "next generation" of senior centers; vibrant hub, inclusive, multigenerational, myriad of programs, attractive, technology friendly, and modern
- Serve senior during daytime hours. Open to the community during afterschool, evening & weekend
- Return of 5-day a lunch program
- Accessible parking and public transportation
- Resources & Partnerships
- Activity rooms, drop-in lounge, meal area, meeting rooms, offices, current technology, fitness area, welcoming entrance, outdoor space

How else can this building serve the community

- A Community Center for public programs and meetings
- A meeting place for Portsmouth-based groups
 - Mommy and me class
 - Portsmouth Adult Education
 - Girl Scout robotics
 - Preschool Story hour on Monday's with senior-reading volunteers
 - Intergenerational gardening afterschool
 - Special event rentals: Sports banquets, birthday parties, baby showers, soap box derby, community meeting space, sports club board meetings, veterans clubs

Policy Decisions and Discussion

- **Option 1** – Create the new Vision for a Senior Center at the Doble facility with substantial building modifications to promote light, air, and modern amenities. **Plan for later additions and modifications.**
- **Option 2** – At the Doble site, create a new facility through reuse or removal of the existing building, which would incorporate the new Vision for senior programming as well as a build out the multi-generational community center concept with a variety for programs for all.

Recreation Director Wilson spoke on the matter of people missing the community center. He said the community needs a new center for a gathering place.

Councilor Spear spoke to the difference between a Senior Center and a Community Center. He said he would be hesitant to embark on a Senior Center and a Community Center could be created at Spinnaker or at Parrott Avenue or in the McIntyre Building.

City Manager Bohenko said the Recreation Board brought this matter forward and we do not own Spinnaker Point we lease the facility.

Senior Service Supervisor Chute said a campus center is not a long term solution and we need to find something soon for the Senior Center.

Mayor Blalock said he would like to see this happen rather quickly and we would need the capital to build a Senior Center. He said it easily could be something people could make donations to.

Councilor Lown asked about the cost for the new center at the Doble site. Assistant City Manager Moore said it would be \$2,000,000.00 and we are still trying to get the number for operating costs from the Army.

Councilor Dwyer said the message around this matter is people want their own space and place to go to for a Senior Center.

Councilor Spear said he understands the Phase I approach and maybe we should see it as a Community Center that would house the Senior Center.

City Manager Bohenko said due to Councilor Denton not being present today we will not be addressing the Council Rules and Orders Amendments proposed by Councilor Denton.

City Council Discussion on Various Issues of Interest

Councilor Lown said he has heard that the presentations by staff are too long and that they should come after the Public Comment Session.

City Manager Bohenko said we will change the format, if necessary. He said he would speak with staff regarding presentations and perhaps start them earlier in the evening maybe change the Council Rules.

Councilor Lown also spoke on how people do not understand the difference between a Public Comment Session and a Public Hearing. He suggested creating 2 sign up sheets one for Public Comment Session and one for Public Hearings.

Assistant Mayor Splaine said he does not agree with Councilor Lown and said people want to see a public hearing. He said he learned a great deal from the last presentation. He also requested that videos of Council meetings from the past remain on our server.

Deputy City Manager Allen said the old system was through real player and that technology is no longer available. He did indicate that we have the old tapes. Assistant Mayor Splaine said he would like to have an archives of meetings set up.

Councilor Pearson spoke to the need for the Wastewater Treatment Facility to have a robust plan with an assigned spokesperson to layout the highlights of the project. City Manager Bohenko said we are moving forward with constructing a new website.

Councilor Perkins said there has been a great deal of intelligent and thorough information on the project. She said we should keep public comment separate from public hearings. She said comments should be limited on a public hearing.

Councilor Dwyer said we might consider that people want to come and provide comment and then leave. She said we could do Public Comment Session before general presentations and said we need to have more contemporary presentations. She said the presentations need to have more dialogue.

City Manager Bohenko said we are looking at a different style of presentation and reconfiguring the format.

Councilor Cyr said archives will not last forever and we should budget a process to move items into the cloud which is in the best interest of the City.

At 3:00 p.m., Mayor Blalock closed the Council Retreat.

Respectfully submitted by:



Kelli L. Barnaby, MMC, CMC, CNHMC
City Clerk