



City of Keene
New Hampshire

**FINANCE, ORGANIZATION
AND PERSONNEL COMMITTEE
AGENDA
Council Chambers B
April 27, 2017
6:30 PM**

Mitchell H. Greenwald
Carl B. Jacobs
Terry M. Clark
Thomas F. Powers
Bettina A. Chadbourne

-
1. Acceptance of Donations to Library Renovation Project - Campaign Manager for the Next Chapter
 2. Acceptance of Donation - Parks, Recreation and Facilities Department
 3. Lease Agreement - Transportation Center - Parks, Recreation and Facilities Department
 4. Biofuel Generator Project - Option Update Report - Public Works Department
 5. Relating to Property Tax Exemptions for Solar, Wind Powered & Wood Heating Energy Systems - Assessing Department
Resolution R-2017-18
Resolution R-2007-11
 6. Relating to Tax Exemptions For Elderly, Deaf, & Disabled - Assessing Department
Resolution R-2017-19
Resolution R-2017-20
Resolution R-2017-21
Resolution R-2012-40
Resolution R-2012-39
Resolution R-2012-38

Non Public Session
Adjournment



City of Keene, N.H.
Transmittal Form

April 21, 2017

TO: Finance, Organization and Personnel Committee

FROM: Patty Farmer, Campaign Manager for the Next Chapter Campaign

THROUGH: Medard Kopczynski, City Manager

ITEM: 1.

SUBJECT: Acceptance of Donations to Library Renovation Project - Campaign Manager for the Next Chapter

RECOMMENDATION:

Recommend that the City Council accepts donations of \$134,151.30 as listed in the January, February and March statements of the Cambridge Trust Bank (See attached reports) to be deposited into the Library Renovation Temporarily Restricted City Trust as part of the Next Chapter Campaign Drive.

ATTACHMENTS:

Description

Cambridge Trust Reports

Donor list

BACKGROUND:

On June 30, 2015 the City Council authorized the establishment of a Temporarily Restricted City Trust Fund to receive and distribute funds for the Library Renovation Project. The Friends of the Library hired Patty Farmer as Campaign Manager. Together with the Library Trustees, they have put in place the Campaign Committee with Judith Putnam and Alfreida (Dita) Englund as Co-Campaign Chairs and Ernest Hebert as the Honorary Chair.

Since early 2016, the Campaign Committee has been reaching out to individuals in the community, foundations and corporations. The attached reports contain details of the monies received in January, February, and March. Gifts from donors who wish to remain anonymous are directed to the Friends of the Library and are included in the Cambridge Trust Bank reports as part of the Friends of the Library donation. Donors have received acknowledgement of their donations.

Since mid-October, we have been conducting the public phase of the campaign. The intent is to continue to bring forward Cambridge's monthly reports for acceptance by the City Council. The reports then will go the Trustees of the City held Trust funds for approval and acceptance. This process was reviewed by the City Finance Department, the Library Trustees, the Friends of the Library Board, the City Attorney and Terry Knowles, Assistant Director, Charitable Trust Unit of the Department of the Attorney General

MS-9 CRF LIBRARY
 REPORT OF THE TRUSTEES OF TRUST FUNDS FOR THE CITY OF KEENE, NH
 FOR PERIOD ENDING JUNE 30, 2017
 LIBRARY RENOVATION TRUST FUND (ACCOUNT NUMBER XXXXX90)
 AS OF: JANUARY 31, 2017

Principal								Year to Date (YTD)						
BALANCE BEGIN OF MONTH	ADDITIONS/ NEW FUNDS CREATED	CASH GAINS OR LOSSES	PRINCIPAL FEES *	WITHDRAWALS	BALANCE END OF MONTH JANUARY 31, 2017	GRAND TOTAL PRINC & INC JANUARY 31, 2017	MARKET VALUE JANUARY 31, 2017	NEW FUNDS	CASH GAIN OR LOSS	PRINCIPAL FEES	WITHDRAWALS	INCOME	INCOME FEES	EXPENDED
1,901,148.05	59,283.69	-	(866.33)	-	1,959,565.41	1,960,490.64	1,960,490.64	1,240,522.84	-	(5,036.77)	-	911.11	-	-
1,901,148.05	59,283.69	-	(866.33)	-	1,959,565.41	1,960,490.64	1,960,490.64	1,240,522.84	-	(5,036.77)	-	911.11	-	-

MS-9 CRF LIBRARY
 REPORT OF THE TRUSTEES OF TRUST FUNDS FOR THE CITY OF KEENE, NH
 FOR PERIOD ENDING JUNE 30, 2017
 LIBRARY RENOVATION TRUST FUND (ACCOUNT NUMBER XXXXX90)
 AS OF:

Principal									Year to Date (YTD)					
BALANCE BEGIN OF MONTH	ADDITIONS/ NEW FUNDS CREATED	CASH GAINS OR LOSSES	PRINCIPAL FEES *	WITHDRAWALS	BALANCE END OF MONTH FEBRUARY 28, 2017	GRAND TOTAL PRINC & INC FEBRUARY 28, 2017	MARKET VALUE FEBRUARY 28, 2017	NEW FUNDS	CASH GAIN OR LOSS	PRINCIPAL FEES	WITHDRAWALS	INCOME	INCOME FEES	EXPENDED
1,959,565.41	48,860.01	-	(1,085.09)	(266,216.74)	1,741,123.59	1,742,687.02	1,742,687.02	1,289,382.85	-	(6,121.86)	(266,216.74)	1,549.31	-	-
1,959,565.41	48,860.01	-	(1,085.09)	(266,216.74)	1,741,123.59	1,742,687.02	1,742,687.02	1,289,382.85	-	(6,121.86)	(266,216.74)	1,549.31	-	-

MS-9 CRF LIBRARY
 REPORT OF THE TRUSTEES OF TRUST FUNDS FOR THE CITY OF KEENE, NH
 FOR PERIOD ENDING JUNE 30, 2017
 LIBRARY RENOVATION TRUST FUND (ACCOUNT NUMBER XXXXX90)
 AS OF: MARCH 31, 2017

Principal								Year to Date (YTD)						
BALANCE BEGIN OF MONTH	ADDITIONS/ NEW FUNDS CREATED	CASH GAINS OR LOSSES	PRINCIPAL FEES *	WITHDRAWALS	BALANCE END OF MONTH MARCH 31, 2017	GRAND TOTAL PRINC & INC MARCH 31, 2017	MARKET VALUE MARCH 31, 2017	NEW FUNDS	CASH GAIN OR LOSS	PRINCIPAL FEES	WITHDRAWALS	INCOME	INCOME FEES	EXPENDED
1,741,123.59	26,007.60	-	(873.56)	-	1,766,257.63	1,768,423.18	1,768,423.18	1,315,390.45	-	(6,995.42)	(266,216.74)	2,151.43	-	-
1,741,123.59	26,007.60	-	(873.56)	-	1,766,257.63	1,768,423.18	1,768,423.18	1,315,390.45	-	(6,995.42)	(266,216.74)	2,151.43	-	-

Donations received by Cambridge Trust Company
 January, February and March 2017
 Library Renovation Trust Fund

Deposit date	Donor(s)	Gift amount
1/3/17	The Keene Sentinel*	\$3,000.00
1/3/17	Eloise Clark	\$520.00
1/3/17	Read and Jennifer Gildner-Blinn	\$25.00
1/3/17	Alex Henkel and Heather Bell	\$5,000.00
1/3/17	Lara Levin and Jan Maes	\$200.00
1/3/17	Carol Littleton	\$100.00
1/3/17	Richard and Angela Nicoletti*	\$500.00
1/3/17	Sandie Phipps and Tom Casey*	\$300.00
1/3/17	Roy and Anne Piper	\$1,000.00
1/3/17	Tom and Cindy Richard	\$25.00
1/5/17	Michael and Kathy Chelstowski*	\$750.00
1/5/17	Kathy and Russ Fleming	\$1,000.00
1/6/17	Dr. and Mrs. Rich James	\$200.00
1/9/17	St. James Episcopal Church	\$100.00
1/9/17	Kerry and Theresa Ford Family Fund	\$1,000.00
1/9/17	Carl and Ruth Jacobs*	\$3,500.00
1/9/17	Friends of the KPL	\$13,278.63
1/13/17	Nancy Baldvins	\$100.00
1/13/17	Wilson Orthodontics*	\$2,500.00
1/13/17	UNUM Group	\$2,650.00
1/17/17	Rudy Fedrizzi and Heidi Rinehart	\$200.00
1/17/17	Thomas Powers*	\$125.00
1/18/17	Kim and Maria Temple*	\$2,500.00
1/20/17	John and Margaret McMahon	\$40.00
1/20/17	Diane and Michael Metell	\$100.00
1/20/17	Tom and Cindy Richard	\$25.00
1/25/17	Marika Stuhlsatz	\$50.00
1/25/17	Don and Judy Wilmeth	\$5,000.00
1/26/17	Friends of the KPL	\$5,000.06
1/30/17	Bruce and Ellen Clement	\$100.00
1/30/17	Todd and Karen Gray	\$500.00
1/30/17	Ken and Carol Jue*	\$2,500.00
1/30/17	Nancy Leroy	\$1,000.00
1/30/17	Joanne Leroy	\$800.00
1/30/17	Melinda Belden and Steve Silverstein*	\$100.00
1/30/17	Friends of the KPL	\$5,495.00
2/1/17	Sam and Lucy Bradley	\$2,000.00
2/2/17	Eleanor Vander Haegen and Susan Silke*	\$500.00
2/6/17	Martie and Duane Towns	\$100.00

Donations received by Cambridge Trust Company
 January, February and March 2017
 Library Renovation Trust Fund

2/8/17	Janice Walker	\$500.00
2/8/17	James Newcombe	\$500.00
2/8/17	Laurie Appel	\$250.00
2/8/17	Matt and Cathy Hall	\$25.00
2/8/17	Suzanne and Albert Ahern	\$500.00
2/8/17	Judith Sadoski	\$100.00
2/13/17	Ann Shedd and Mark Meess*	\$1,000.00
2/13/17	Mascoma Savings Bank	\$25,000.00
2/13/17	Paul Ledell and Katherine Snow	\$1,000.00
2/13/17	Marie Royce Ruffle	\$100.00
2/13/17	Friends of the KPL	\$6,450.00
2/15/17	Len Fleischer and Erika Radich	\$100.00
2/15/17	Friends of the KPL	\$1,020.01
2/16/17	Stephen Ide*	\$5.00
2/16/17	Joyce Smith	\$100.00
2/17/17	John MacLean and Gail DesRochers*	\$2,350.00
2/21/17	James and Jean Henderson	\$100.00
2/21/17	Sally and John Miller*	\$1,000.00
2/21/17	Robert K. Hamshaw	\$500.00
2/21/17	Keene Elm City Rotary Club	\$100.00
2/23/17	Margaret Smeltz*	\$50.00
2/24/17	Jack Calhoun and Beth Healy	\$250.00
2/27/17	Anonymous	\$40.00
2/27/17	Anonymous	\$20.00
2/27/17	George Scott, Jr. and Charlotte Guyer*	\$5,000.00
2/27/17	Melinda Belden and Steve Silverstein*	\$100.00
2/28/17	Peter Greisbach	\$100.00
3/1/17	Bob and Pat Parent	\$100.00
3/3/17	Stephen Ide*	\$50.00
3/6/17	Fred and Laura Gehrung	\$1,000.00
3/6/17	Thomas Bates	\$500.00
3/6/17	Judith Putzel	\$100.00
3/6/17	Georgia Tasoulas	\$50.00
3/6/17	Friends of the KPL	\$1,500.00
3/8/17	Douglas and Marianne Hamshaw	\$100.00
3/8/17	Chuck and Vanessa Prigge*	\$1,000.00
3/8/17	Tom and Cindy Richard	\$25.00
3/8/17	Carroll and Patricia Sawyer	\$100.00
3/9/17	Mary Ann Lancey	\$250.00
3/9/17	Mark and Alice Funk	\$200.00
3/9/17	Lawrence and Margaret Jaeger	\$25.00

Donations received by Cambridge Trust Company
 January, February and March 2017
 Library Renovation Trust Fund

3/10/17	Nick Stenzel	\$1,000.00
3/10/17	UNUM Group	\$2,350.00
3/10/17	Connie Joyce	\$100.00
3/10/17	Timothy and Kathy Fisher	\$50.00
3/10/17	Colleen Krause	\$200.00
3/13/17	Anonymous	\$7.60
3/13/17	The Venezia Family	\$500.00
3/13/17	Re/Max Town and Country	\$250.00
3/13/17	Stephen Ide*	\$20.00
3/13/17	David and Rhunell Gruender	\$200.00
3/13/17	The McGauley Family	\$300.00
3/13/17	Friends of the KPL	\$4,450.00
3/17/17	Len Weldon and Margaret Foxweldon*	\$2,500.00
3/17/17	James and Ann Robinson	\$200.00
3/17/17	David and Judy Bell*	\$200.00
3/20/17	John and Ruth Joslin	\$1,000.00
3/20/17	J. Lyon	\$500.00
3/20/17	Jay Eason	\$150.00
3/22/17	Cherie Holmes and Yvonne Goldsberry*	\$5,000.00
3/22/17	Friends of the KPL	\$475.00
3/23/17	Louise and Roger Zerba*	\$250.00
3/24/17	George Preston and Amy Kraemer	\$500.00
3/27/17	Todd Silberstein and Lisa Leinau	\$350.00
3/27/17	Drs. Sharon Price Aadalen and Richard Aadalen*	\$100.00
3/28/17	Linda Harwood	\$100.00
3/28/17	Debbie and Dwight Bowie	\$80.00
3/30/17	Steve ad Melinda Silverstein-Belden*	\$100.00
3/31/17	Christine and Scott Curtis*	\$25.00
3/31/17	Jay Smeltz and Julie Dickson	<u>\$50.00</u>
		\$134,151.30

* Represents pledge installment contributions

PJF



City of Keene, N.H.
Transmittal Form

April 7, 2017

TO: Finance, Organization and Personnel Committee

FROM: Andy Bohannon, Parks, Recreation & Facilities Director

THROUGH: Medard Kopczynski, City Manager

ITEM: 2.

SUBJECT: Acceptance of Donation - Parks, Recreation and Facilities Department

RECOMMENDATION:

Move that the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to accept the donation of two bike repair stations from Antioch New England University and Pathways for Keene. The bike stations will be placed along the Rail Trail and in the downtown footprint area.

ATTACHMENTS:

Description

Photo

BACKGROUND:

Students from Antioch University New England brought forward the idea of purchasing two bike repair stations to place around the city for students and trail users to complete minor repairs to their bikes. Outreach was made to Pathways for Keene, who supported the idea and agreed to purchase one of the stations. The City agreed to match the funds for a third station. Installation will be performed by Antioch and City staff.

The "Fixit" repair station includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs. The tools and air pump are securely attached to the stand with stainless steel cables and tamper-proof fasteners. Hanging the bike from the hanger arms allows the pedals and wheels to spin freely while making any adjustments. The pump hoses on the Air Kits provide added durability as they are made of rubber and wire mesh.

The installation of trail amenities is part of the Bicycle/Pedestrian Pathways Advisory Committee's Master Plan efforts.

The bike repair stations will be installed this spring.





City of Keene, N.H.
Transmittal Form

April 12, 2017

TO: Finance, Organization and Personnel Committee

FROM: Andy Bohannon, Parks, Recreation, and Facilities Director

THROUGH: Medard Kopczynski, City Manager

ITEM: 3.

SUBJECT: Lease Agreement - Transportation Center - Parks, Recreation and Facilities Department

RECOMMENDATION:

Move that the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to execute a lease renewal with Christos Georgiadis for space located at the Transportation Center.

BACKGROUND:

Christos Georgiadis currently leases space at the Transportation Center to operate a frozen yogurt shop. The initial term of the lease was for two years, with three, three-year extensions, and an optional fourth three-year extension. The original lease was signed on April 30, 2012. One three-year extension has been executed. The second three-year extension is set to begin, however current market assessments have brought forward the need to revisit the contract.

The initial lease states that the rent "shall be \$1600.00 with an increase of \$1000.00 on the year anniversary of the contract date. In addition, the rental rates set forth herein shall be adjusted annually in accordance with the fluctuations of the U.S. Department of Commerce Consumer Price Index (CPI), Northeast Urban Division ("adjusted rental rate"). The adjusted rental rate shall be computed beginning with the third year anniversary of signing and subsequent anniversaries of signing thereafter by multiplying the rental rate set forth above by a fraction, the numerator of said fraction being the most recently published CPI prior to the applicable anniversary date and the denominator of said fraction being the CPI published for the month closest to the commencement date of the Lease."

Upon review of the lease, the current lease payment (\$1868.00) for a frozen yogurt shop, does not meet the current market value of the assessment which is considerably lower. The tenant would like to renegotiate the terms of the contract to provide a fair market assessment in which the lease payment would be \$1350.00 with no CPI, and a scale similar the previous contract over a three year period of time.

The action needed will be for the City Council to authorize the City Manager to negotiate the contract renewal for the frozen yogurt shop. The City leases the Transportation Center to small business which helps maintain a vibrant downtown.



City of Keene, N.H.
Transmittal Form

April 21, 2017

TO: Finance, Organization and Personnel Committee

FROM: Kürt D. Blomquist, PE, Public Works Director/Emergency Management Director

THROUGH: Medard Kopczynski, City Manager

ITEM: 4.

SUBJECT: Biofuel Generator Project - Option Update Report - Public Works Department

RECOMMENDATION:

Move that the Finance, Organization and Personnel Committee recommend, based on the energy options validation study conducted by WV Engineering, that the City Manager be authorized to do all things necessary to move forward with the Biofuel Generator Project to provide a primary power source at the solid waste facility, and use grant funds available from the EPA Climate Showcase Communities Grant to fund a portion of the project.

ATTACHMENTS:

Description

BioFuel Exec Summary

BACKGROUND:

In the past two years the Solid Waste Division operation has experienced numerous unanticipated landfill gas-to-energy system shut-downs because the landfill gas supplying the system is declining. The system currently operates at 70% capacity during the warmer months (May-October) and 40% capacity in the colder months (November-April). The landfill gas-to-energy system is no longer viable as a long term primary energy source and another energy source will need to be employed.

At the City Council meeting of November 3, 2016 the City Council approved the following motion.

Recommend the City Manager be authorized to do all things necessary to pursue the preferred energy option as outlined in the Solid Waste Division Energy Options Report and, as applicable, utilize grant funds available from the EPA Climate Showcase Communities Grant to fund a portion of the cost associated with a selected energy option, which is option #3 – biofuel.

Based on the November 3 2016 authorization the City issued RFP #02-17-10 Biofuel Energy System Validation.

WV Engineering of Keene was selected, through RFP 02-17-10, to perform the following preliminary and final design and the scope of work included the following.

- Evaluate the City of Keene Energy Options report and provide a cost analysis of installing a biofuel

generator, in ground biofuel tanks, associated electrical work including switchgear and connection to adjacent Solid Waste Division operation.

- Create a cost matrix to compare the cost analysis of the biofuel energy system versus utility supplied three phase power versus a solar array with storage including twenty year projected operating cost of each option.

WV Engineering has completed the evaluation of the energy options (copy of executive summary of capital and operating cost estimates is attached). City staff has reviewed the WV Engineering report and based on the information within the report recommend moving forward with the installation of a biofuel generator system to provide a primary power source at the solid waste facility, and to utilize grant funds available from the EPA Climate Showcase Communities Grant to fund a portion of the project cost

On February 7, 2017 the City received confirmation that the EPA Climate Showcase Community grant has been extended until December 31, 2017 and that the biofuel project has been approved for grant funds. This requires the project to be completed by the end of calendar year 2017.

The engineering portion of the project has been funded through the Solid Waste Operating Budget, accounts 10008-62121 and 10009-62314. The City's required match for the EPA Climate Showcase Communities Grant is funded through the City's FY18-23 Capital Improvements Program that has been adopted.



April 18, 2017

Mr. Duncan Watson

Assistant Public Works Director
City of Keene
Solid Waste Management Division
2nd Floor, 3 Washington Street
Keene, NH 03431

Re: **Keene Transfer/Recycling Station
Old Summit Road, Keene, NH
Energy Options Validation Summary - Revised
WVA Project No. 17003**

Dear Duncan:

As part of Phase I of the Biofuel Energy Systems Validation project, we have prepared cost estimates for installation and 10-year and 20-year operational expenses for three (3) options for supplying 3-phase, 480 volt electrical power to the Keene Transfer/Recycling Station facility located at the former landfill site on Old Summit Road in Keene: Electrical utility 3-phase aerial power extension, biofuel generation, and photovoltaic solar generation and storage. The following is a summary of the anticipated cost estimates (these numbers include shipping and installation costs and overhead and profit, where appropriate). A complete report with documentation supporting these conclusions will follow:

1. Electrical utility 3-phase aerial power extension.

Currently only single phase electrical utility power is available at the site, whereas 3-phase power is necessary to operate much of the equipment. The nearest 3-phase utility power is located at the Blackbrook Industrial Park, approximately 1.5 miles south of the site. The cost estimate to extend 3-phase electrical power to the site is as follows:

- Eversource charges for 1.5 miles of aerial extensions at \$65/ft \$515,000
(Includes wire and installation but not poles)
- Fairport Communications charges for poles at \$2,580/pole, 200' spans \$103,000
(Includes poles, installation, hardware and relocation of communications wire)
- 300 kVA transformer \$ 22,000
- Concrete pad and vault for transformer \$ 2,300
- Trenching and fill \$ 1,400
- Cutting and patching asphalt \$ 3,600
- Feeders and conduit \$ 16,000
- Exterior rated transfer switch \$ 15,000
- Reconfigure feeders, conduits, and various demolition \$ 10,000
- Arc flash study and instruction \$ 4,000

Sub-total Installation Cost \$692,300

• 10% engineering, permit, and admin. costs (non-utility portion only)	\$ 7,430
• 10% contingency on all costs	<u>\$69,200</u>
Total Installation Cost	\$769,000

Electricity costs – Eversource’s GV rate is applicable since the peak demand is greater than 100 kW. Thus we estimated utility costs based on the GV rate sheet available on Eversource’s website. This rate uses both the total monthly kW-hr consumption and the peak kW demand to determine the cost.

We computed the total yearly electrical energy consumption to be 315,000 kW-hr, with an average monthly consumption of 26,200 kW-hr and an average monthly peak demand of 147 kW. Using the GV rate schedule, we compute the annual cost of electricity to be \$66,000. Thus, we figure the 10-year cost for this option to be \$1,430,000 and the 20-year cost to be \$2,089,000.

2. Biodiesel Generation

This option provides on-site generation of 3-phase electrical power by a continuously operating 480 volt generator which runs on B100 biodiesel fuel. The generator is rated for primary operation at a maximum of 360 kW, with an average output not to exceed 250 kW. The generator will be installed in the location of the existing landfill gas generator, while the existing diesel standby generator will remain as a back-up power source. One 20,000 gallon tank for storage of biodiesel fuel will be installed at the site for suppling the generator and other city and facilities. The cost estimate for this option is as follows:

• 360 kW/ 450kVA primary rated generator, heated enclosure, 2-way automatic transfer switch, controls	\$170,000
• 800 amp exterior rated switchgear	\$ 6,000
• 20,000 gal. exterior insulated heated storage tank with dispensing and controls	\$118,500
• Fuel piping	\$ 1,800
• Concrete slab for tank	\$ 13,000
• Pole barn for tank	\$ 26,000
• Site excavation, improvement, and drainage	\$ 37,000
• Road improvement	\$ 25,000
• Reconfigure conduits, feeders, and various demolition	\$ 10,000
• Arc flash study and instruction	<u>\$ 4,000</u>
Sub-total Installation Cost	\$411,300
• 10% engineering, permit, and admin. costs	\$ 41,130
• 10% contingency	<u>\$ 41,130</u>
Total Installation Cost	\$493,500
Total installation cost with EPA grant applied	\$164,000

Fuel costs – based on 315,000 kW-hr annual electricity consumption and published fuel consumption rates for the biodiesel generator specified, annual fuel consumption rate is estimated to be 23,700 gal. Based on a cost of \$1.50 per gal. and a \$0.10 per gal. delivery cost, the annual fuel cost is estimated to be \$37,920. We also estimate the yearly maintenance costs to be \$3,000 for the generator and \$2,000 for the tank. Thus, we figure the 10-year cost for this option to be \$593,000, and the 20-year cost to be \$1,022,000.

3. Solar Generation with Battery Storage

This option consists of a solar array with battery storage capable of fully supplying the electrical demand of the facility, except during the winter when occasional help from the existing diesel generator may be required (note that this may require a change of use permit for the existing diesel generator). The cost estimate of this option is as follows:

•	3 MWhr Samsung SDI lithium battery bank, (3) 100 kW Dynapower MPS-100 inverters, 1 MW solar PV array including racking and frames, combiner boxes and wiring, feeder to existing generator location, controls, battery shelter, installation, testing, and commissioning	\$4,500,000
•	Land clearing, leveling, trenching, backfill	\$ 37,000
•	Access road installation	\$ 20,000
•	Concrete pad for battery	\$ 27,000
•	Re-configuration of existing conduits and feeders	\$ 10,000
•	Exterior rated transfer switch	\$ 15,000
•	Exterior rated switchgear and disconnects	\$ 6,000
•	Arc flash study and instruction	<u>\$ 4,000</u>
	Sub-total Installation Cost	\$4,619,000
•	3% engineering, permit, and admin. costs	\$ 139,000
•	5% contingency	<u>\$ 231,000</u>
	Total Installation Cost	\$4,989,000
	Total installation cost with EPA grant applied	\$4,489,000
	Ten year cost with \$11,000 yearly maintenance costs included	\$4,599,000
	Twenty year cost with \$11,000 yearly maintenance costs included	\$4,709,000

Summary of Costs for each Option

Energy Option	Installation Cost	Annual Energy and Maintenance Costs	Total 10-Year Cost	Total 20-Year Cost
3-phase Utility Power Extension	\$769,000	\$66,000*	\$1,430,000	\$2,089,000
Biodiesel Generator	\$164,000 (EPA Grant Applied)	\$42,920**	\$593,000	\$1,176,000 (includes gen. replacement)
Solar Array and Storage	\$4,489,000 (EPA Grant Applied)	\$11,000	\$4,599,000	\$4,709,000***

*Based on current cost of electricity using GV rate from Eversource

** Based on average cost of biodiesel fuel over the past year plus delivery charge, as quoted by White Mountain Biodiesel Company

***Does not include replacement of solar panels and batteries, which have expected life of 25 yrs

If you have any questions or comments regarding these estimates, please don't hesitate to contact us.

Sincerely,

WV Engineering Associates, PA



Charles F. Herr, PE



City of Keene, N.H.
Transmittal Form

April 24, 2017

TO: Finance, Organization and Personnel Committee

FROM: Daniel J. Langille, City Assessor

THROUGH: Medard Kopczynski, City Manager

ITEM: 5.

SUBJECT: Relating to Property Tax Exemptions for Solar, Wind Powered & Wood Heating Energy Systems - Assessing Department

RECOMMENDATION:

The Finance, Organization and Personnel Committee recommends the City Council adopt Resolution R-2017-18 and rescind Resolution R-2007-11.

ATTACHMENTS:

Description

Resolution R-2017-18

Resoluton R-2007-11

BACKGROUND:

On April 13, 2017 the Assessing Department discussed the Solar Energy System Exemption with the Finance, Organization and Personnel Committee and on April 20, 2017 the City Council directed staff to draft Resolution R-2017-18.

Keene adopted the Solar exemption as a way to encourage the use and development of alternative energy in the City. The exemption in the amount of up to \$10,000 provided applicants a reduction to the assessed value of their property, without any added value for the system itself. These systems need to be assessed and so an exemption of up to 30,000 will be offered to offset the assessed value of the system; maintaining the spirit of the original intent of adopting this exemption.



CITY OF KEENE

R-2017-18

In the Year of Our Lord Two Thousand and2017.....

A RESOLUTION RELATING TO PROPERTY TAX EXEMPTIONS FOR SOLAR, WIND
POWERED & WOOD HEATING ENERGY SYSTEMS

Resolved by the City Council of the City of Keene, as follows:

Whereas, in 1975 the legislature enacted RSA 72:62, an Exemption for Solar Energy Systems, and RSA 72:66, an Exemption for Wind Powered Energy Systems, and RSA 72:70, an Exemption for Wood heating Energy Systems and

Whereas, the City of Keene is a active participant and leader in the “Cities for Climate Protection” and

Whereas, the Council of the City of Keene wishes to modify the Exemption for Solar Energy, Wind Powered Energy and Wood-heating Energy Systems in recognition of energy conservation.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2007-11 adopted March 15, 2007, is rescinded.

And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene adopt the provisions of RSA 72:62 for a property tax exemption on real property equipped with a solar energy system in an amount equal to the assessed value of the solar energy systems, up to 30,000 in value.”

“Shall the Council of the City of Keene adopt the provisions of RSA 72:66 for a property tax exemption on real property equipped with a wind powered energy system in an amount equal to the cost, including installation, of the wind powered energy systems, up to 10,000 in value.”

“Shall the Council of the City of Keene adopt the provisions of RSA 72:70 for a property tax exemption on real property equipped with a wood heating energy system in an amount equal to the cost, including installation, of the wood heating energy systems, up to 10,000 in value.”

Kendall W. Lane, Mayor



CITY OF KEENE

R-2007-11

In the Year of Our Lord Two Thousand and 2007

A RESOLUTION RELATING TO PROPERTY TAX EXEMPTIONS FOR SOLAR, WIND
POWERED & WOOD HEATING ENERGY SYSTEMS

Resolved by the City Council of the City of Keene, as follows:

Whereas, in 1975 the legislature enacted RSA 72:62, an Exemption for Solar Energy Systems, and RSA 72:66, an Exemption for Wind Powered Energy Systems, and RSA 72:70, an Exemption for Wood heating Energy Systems and

Whereas, the City of Keene is a active participant and leader in the “Cities for Climate Protection” and

Whereas, the Council of the City of Keene wishes to modify the Exemption for Solar Energy, Wind Powered Energy and Wood-heating Energy Systems in recognition of energy conservation.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene adopt the provisions of RSA 72:62 for a property tax exemption on real property equipped with a solar energy heating or cooling system in an amount equal to **the cost, including installation, of the solar energy systems, up to 10,000 in value.**”

“Shall the Council of the City of Keene adopt the provisions of RSA 72:66 for a property tax exemption on real property equipped with a wind powered energy system in an amount equal to **the cost, including installation, of the wind powered energy systems, up to 10,000 in value.**”

“Shall the Council of the City of Keene adopt the provisions of RSA 72:70 for a property tax exemption on real property equipped with a wood heating energy system in an amount equal to **the cost, including installation, of the wood heating energy systems, up to 10,000 in value.**”


Michael E.J. Blastos, Mayor



City of Keene, N.H.
Transmittal Form

April 24, 2017

TO: Finance, Organization and Personnel Committee

FROM: Daniel J. Langille, City Assessor

THROUGH: Medard Kopczynski, City Manager

ITEM: 6.

SUBJECT: Relating to Tax Exemptions For Elderly, Deaf, & Disabled - Assessing Deptment

RECOMMENDATION:

The Finance, Organization and Personnel Committee recommends the City Council adopt Resolutions R-2017-19, R-2017-20, and R-2017-21 and rescind Resolutions R-2012-40, R-2012-39 and R-2012-38.

ATTACHMENTS:

Description

Resolution R-2017-19

Resolution R-2017-20

Resolution R-2017-21

Resolution R-2012-40

Resolution R-2012-39

Resolution R-2012-38

BACKGROUND:

On April 13, 2017 the Assessing Department discussed the Elderly, Deaf, and Disabled Exemptions with the Finance, Organization and Personnel Committee and on April 20, 2017 the City Council directed staff to draft Resolutions R-2017-19, R-2017-20, & R-2017-21.

Applicants for the elderly, deaf and disabled must show that their annual income does not exceed the limits set by City Council. Since the last time City Council reviewed the income amounts for exemptions in 2013, social security income has risen 3.5%. It has been recommended that the income level for a single person be increased to \$28,700 and the income level for married persons be increased to \$38,700 to reflect the adjustments in social security income.



CITY OF KEENE

R-2017-19

In the Year of Our Lord Two Thousand and2017.....

A RESOLUTIONRELATING TO ELDERLY EXEMPTION QUALIFICATIONS.....

Resolved by the City Council of the City of Keene, as follows:

Whereas, RSA 72:39-a was established for the purposes of standardizing the Elderly Exemption program and

Whereas, the City Council wishes to amend the income limitation related to the Elderly Exemption.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2012-40 adopted March 15, 2012, is rescinded.

And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene amend the Elderly Exemption Qualifications to read:

An elderly exemption, shall be granted for qualified taxpayers in the amount of 29,700 for a person 65 years of age up to 75 years of age; 37,400 for a person 75 years of age up to 80 years of age and 44,900 for a person 80 years of age or older. To qualify, the property shall be owned by a resident, owned by a resident jointly or in common with the resident’s spouse, either of whom meets the requirements for the exemption claimed, owned by a resident jointly or in common with a person not the resident’s spouse, if the resident meets the applicable requirements for the exemption claimed, or owned by the resident’s spouse, either of whom meets the requirements for the exemption claimed and when they have been married for at least 5 consecutive years. In addition, the eligible party must have a net income of not more than **\$28,700** or if married a combined net income of not more than **\$38,700**; and own net assets not in excess of \$55,000, or if married a combined net asset limit of \$78,650 excluding the value of the residence and the land upon which it is located up to the greater of 2 acres or the minimum single family residential lot size specified in the local zoning ordinance. The combined net asset amount for married persons shall apply to a surviving spouse until the sale or transfer of the property by the surviving spouse or until the remarriage of the surviving spouse”. This act shall take effect as of April 1, 2017.

Kendall W. Lane, Mayor



CITY OF KEENE

R-2017-20

In the Year of Our Lord Two Thousand and2017.....

A RESOLUTION RELATING TO AN EXEMPTION FOR DEAF OR SEVERELY HEARING IMPAIRED PERSONS AND
~~AN EXEMPTION FOR IMPROVEMENTS TO ASSIST PERSONS WHO ARE DEAF OR SEVERELY~~
HEARING IMPAIRED

Resolved by the City Council of the City of Keene, as follows:

Whereas, the legislature has enacted RSA 72:38-b for the purpose of granting an exemption to qualified deaf or severely hearing impaired persons and an exemption for improvements to assist persons who are deaf or severely hearing impaired and

Whereas, the City Council wishes to amend the income limitation amount related to the Elderly Exemption.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2012-39, adopted December 20, 2012, is rescinded.

And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene amend the exemption for qualified deaf or severely hearing impaired persons and an exemption for improvements to assist persons who are deaf or severely hearing impaired to read:

Any deaf person or person with severe hearing impairment shall be exempt each year on the assessed value, for property tax purposes, of his or her residential real estate to the value of 29,700. The exemption applies only to property which is occupied as the principal place of abode by the eligible deaf person or person with severe hearing impairment. A “deaf person or person with severe hearing impairment” means a person who has a 71 Db hearing average hearing loss or greater in the better ear as determined by a licensed audiologist or qualified otolaryngologist, who may rely on a visual means of communication, as American Sign Language or speech recognition and whose hearing is so impaired as to substantially limit the person from processing linguistic information through hearing, with or without amplification, so as to require the use of an interpreter or auxiliary aid. The eligible person shall have resided in the state for at least 5 consecutive years preceding April 1 in the year in which the exemption is claimed, and if married, must have been married for at least 5 years. In addition, the eligible party must have a net income of not more than \$28,700, or, if married, a combined net income of not more than \$38,700 and own net assets not in excess of \$55,000, or if married, combined

net asset limit of \$78,650 excluding the value of the residence and the land upon which it is located up to the greater of 2 acres or the minimum single family residential lot size specified in the local zoning ordinance.

In addition to the exemption provided above, a person may claim an exemption for improvements to assist persons who are deaf or severely hearing impaired. The exemption for improvements shall apply to every owner of residential real estate upon which he or she resides, and to which he or she has made improvements for the purpose of assisting a person who is deaf or severely hearing impaired who also resides on such real estate. The exemption shall be determined by deducting the value of such improvements from the assessed value of the residential real estate before determining the taxes upon such real estate. The exemption shall only apply in taxable years during which the person who is deaf or severely hearing impaired resided on the residential real estate for which the exemption is claimed on April 1 in any given year.” This act shall take effect as of April 1, 2017.

Kendall W. Lane, Mayor



CITY OF KEENE

R-2017-21

In the Year of Our Lord Two Thousand and 2017

A RESOLUTION RELATING TO EXEMPTION FOR THE DISABLED

Resolved by the City Council of the City of Keene, as follows:

Whereas, RSA 72:37-b was established for the purpose of granting an exemption to property which is occupied as the principal place of abode by any person eligible under Title II or Title XVI of the federal Social Security Act for benefits to the disabled and

Whereas, the City Council wishes to amend the income limitation related to the Disabled Exemption.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2012-38, adopted December 20, 2012, is rescinded.

And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene amend the Exemption for the Disabled to read:

An exemption for persons eligible under Title II or Title XVI of the federal Social Security Act shall be granted to qualified taxpayers in the amount of 29,700. To qualify, the property shall be owned by a resident, owned by a resident jointly or in common with the resident’s spouse, either of whom meets the requirements for the exemption claimed, owned by a resident jointly or in common with a person not the resident’s spouse, if the resident meets the applicable requirements for the exemption claimed, or owned by the resident’s spouse, either of whom meets the requirements for the exemption claimed and when they have been married for at least 5 consecutive years. In addition, the eligible party must have a net income of not more than \$28,700, or if married a combined net income of not more than \$38,700; and own net assets not in excess of \$55,000, or if married a combined net asset limit of \$78,650, excluding the value of the residence and the land upon which it is located up to the greater of 2 acres or the minimum single family residential lot size specified in the local zoning ordinances. Further, upon their sixty-fifth birthday, a person eligible for the exemption for the disabled shall remain eligible for a yearly exemption either in the amount of the Exemption for the Disabled or the Exemption for the Elderly, whichever is greater.” This act shall take effect as of April 1, 2017.

Kendall W. Lane, Mayor



CITY OF KEENE

R-2012-40

In the Year of Our Lord Two Thousand and2012.....

A RESOLUTIONRELATING TO ELDERLY EXEMPTION QUALIFICATIONS.....

Resolved by the City Council of the City of Keene, as follows:

Whereas, RSA 72:39-a was established for the purposes of standardizing the Elderly Exemption program and

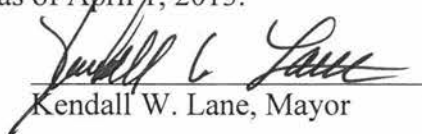
Whereas, the City Council wishes to amend the income limitation related to the Elderly Exemption.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2009-29 adopted December 17, 2009, is rescinded.

And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene amend the Elderly Exemption Qualifications to read:

An elderly exemption, shall be granted for qualified taxpayers in the amount of 29,700 for a person 65 years of age up to 75 years of age; 37,400 for a person 75 years of age up to 80 years of age and 44,900 for a person 80 years of age or older. To qualify, the property shall be owned by a resident, owned by a resident jointly or in common with the resident’s spouse, either of whom meets the requirements for the exemption claimed, owned by a resident jointly or in common with a person not the resident’s spouse, if the resident meets the applicable requirements for the exemption claimed, or owned by the resident’s spouse, either of whom meets the requirements for the exemption claimed and when they have been married for at least 5 consecutive years. In addition, the eligible party must have a net income of not more than **\$27,700** or if married a combined net income of not more than **\$37,400**; and own net assets not in excess of \$55,000, or if married a combined net asset limit of \$78,650 excluding the value of the residence and the land upon which it is located up to the greater of 2 acres or the minimum single family residential lot size specified in the local zoning ordinance. The combined net asset amount for married persons shall apply to a surviving spouse until the sale or transfer of the property by the surviving spouse or until the remarriage of the surviving spouse”. This act shall take effect as of April 1, 2013.


Kendall W. Lane, Mayor



CITY OF KEENE

R-2012-39

In the Year of Our Lord Two Thousand and 2012.....

RELATING TO AN EXEMPTION FOR DEAF OR SEVERELY HEARING

A RESOLUTION IMPAIRED PERSONS AND AN EXEMPTION FOR IMPROVEMENTS TO ASSIST

PERSONS WHO ARE DEAF OR SEVERELY HEARING IMPAIRED

Resolved by the City Council of the City of Keene, as follows:

Whereas, the legislature has enacted RSA 72:38-b for the purpose of granting an exemption to qualified deaf or severely hearing impaired persons and an exemption for improvements to assist persons who are deaf or severely hearing impaired and

Whereas, the City Council wishes to amend the income limitation amount related to the Elderly Exemption.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2009-30, adopted December 17, 2009, is rescinded.

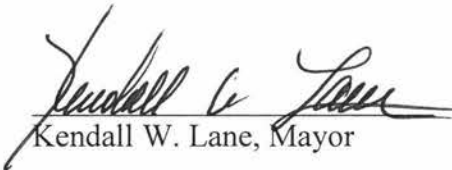
And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene amend the exemption for qualified deaf or severely hearing impaired persons and an exemption for improvements to assist persons who are deaf or severely hearing impaired to read:

Any deaf person or person with severe hearing impairment shall be exempt each year on the assessed value, for property tax purposes, of his or her residential real estate to the value of 29,700. The exemption applies only to property which is occupied as the principal place of abode by the eligible deaf person or person with severe hearing impairment. A “deaf person or person with severe hearing impairment” means a person who has a 71 Db hearing average hearing loss or greater in the better ear as determined by a licensed audiologist or qualified otolaryngologist, who may rely on a visual means of communication, as American Sign Language or speech recognition and whose hearing is so impaired as to substantially limit the person from processing linguistic information through hearing, with or without amplification, so as to require the use of an interpreter or auxiliary aid. The eligible person shall have resided in the state for at least 5 consecutive years preceding April 1 in the year in which the exemption is claimed, and if married, must have been married for at least 5 years. In addition, the eligible party must have a net income of not more than **\$27,700**, or, if married, a combined net income of not more than **\$37,400** and own net assets not in excess of \$55,000, or if married, combined

net asset limit of \$78,650 excluding the value of the residence and the land upon which it is located up to the greater of 2 acres or the minimum single family residential lot size specified in the local zoning ordinance.

In addition to the exemption provided above, a person may claim an exemption for improvements to assist persons who are deaf or severely hearing impaired. The exemption for improvements shall apply to every owner of residential real estate upon which he or she resides, and to which he or she has made improvements for the purpose of assisting a person who is deaf or severely hearing impaired who also resides on such real estate. The exemption shall be determined by deducting the value of such improvements from the assessed value of the residential real estate before determining the taxes upon such real estate. The exemption shall only apply in taxable years during which the person who is deaf or severely hearing impaired resided on the residential real estate for which the exemption is claimed on April 1 in any given year.” This act shall take effect as of April 1, 2013.



Kendall W. Lane, Mayor

Passed: December 20, 2012



CITY OF KEENE

R-2012-38

In the Year of Our Lord Two Thousand and2012.....

A RESOLUTIONRELATING TO EXEMPTION FOR THE DISABLED.....

Resolved by the City Council of the City of Keene, as follows:

Whereas, RSA 72:37-b was established for the purpose of granting an exemption to property which is occupied as the principal place of abode by any person eligible under Title II or Title XVI of the federal Social Security Act for benefits to the disabled and

Whereas, the City Council wishes to amend the income limitation related to the Disabled Exemption.

Now Therefore Be It Resolved by the Council of the City of Keene that Resolution R-2009-31, adopted December 17, 2009, is rescinded.

And Be It Further Resolved by the Council of the City of Keene that it hereby wishes to comply with the modifications as set out in RSA 72:27-a, by responding in the affirmative to the following:

“Shall the Council of the City of Keene amend the Exemption for the Disabled to read:

An exemption for persons eligible under Title II or Title XVI of the federal Social Security Act shall be granted to qualified taxpayers in the amount of 29,700. To qualify, the property shall be owned by a resident, owned by a resident jointly or in common with the resident’s spouse, either of whom meets the requirements for the exemption claimed, owned by a resident jointly or in common with a person not the resident’s spouse, if the resident meets the applicable requirements for the exemption claimed, or owned by the resident’s spouse, either of whom meets the requirements for the exemption claimed and when they have been married for at least 5 consecutive years. In addition, the eligible party must have a net income of not more than **\$27,700**, or if married a combined net income of not more than **\$37,400**; and own net assets not in excess of \$55,000, or if married a combined net asset limit of \$78,650, excluding the value of the residence and the land upon which it is located up to the greater of 2 acres or the minimum single family residential lot size specified in the local zoning ordinances. Further, upon their sixty-fifth birthday, a person eligible for the exemption for the disabled shall remain eligible for a yearly exemption either in the amount of the Exemption for the Disabled or the Exemption for the Elderly, whichever is greater.” This act shall take effect as of April 1, 2013.


Kendall W. Lane, Mayor