

A regular meeting of the Keene City Council was held Thursday, October 20, 2016. The Honorable Mayor Kendall W. Lane called the meeting to order at 7:00 PM. Roll called: Carl B. Jacobs, Robert J. O'Connor, Terry M. Clark, Jay V. Kahn, Randy L. Filiault, George S. Hansel, Gary P. Lamoureux, Stephen L. Hooper, Bettina A. Chadbourne, Philip M. Jones and David C. Richards were present. Councilors Janis O. Manwaring, Thomas F. Powers, Robert B. Sutherland, and Mitchell H. Greenwald were absent. Councilor Jones led the Pledge of Allegiance. A motion by Councilor Jones to accept the minutes from the October 6, 2016 meeting was duly seconded. The motion passed with a unanimous vote in favor.

PUBLIC HEARING – RELATING TO THE ESTABLISHMENT OF THE MAIN STREET HISTORIC OVERLAY DISTRICT ORDINANCES O-2016-13, O-2016-14-A AND O-2016-15

Mayor Lane opened the public hearing and invited Planner Tara Kessler.

Ms. Kessler stated the Ordinances before the Council this evening proposes to establish a Historic District in the area of Main Street between NH Route 101 and the roundabout at Winchester and Marlboro Street. It would also include parcels on Proctor and King Court.

She stated this District would be separate and different from Keene's existing Downtown Historic District, which has been in place since 2004. She referred to the map at the front of the room which displays the proposed boundaries, which encompasses 31 acres and includes 52 parcels. Most of the land in this area is used for residential purposes; however, there are some commercial uses such as an inn, a few small retail businesses, offices, and a nursing facility. Keene State College owns 13 of the 50 buildings in this area. Also included are the Historical Society of Cheshire County and Wyman Tavern.

Ms. Kessler stated since the late 1990s, a number of historic inventories have been completed of this area, which have determined this area is eligible for listing in the National Historic Register, and have underscored its historic significance. Some of the buildings have lined the gateway to Keene's downtown for over 200 years, and five buildings are listed on the National Register of Historic Places.

In recognition of the important historic architecture and pattern of development in this area, the City's Heritage Commission sought and received permission from City Council to research the formation of this district. In 2014, a subcommittee was formed that per state law included members of both the Heritage and Historic District Commissions. The committee met monthly and held open houses to share information on their research and engage the public in the development of a draft ordinance. All meetings were open to the public.

Ms. Kessler went on to say after listening to concerns about the restrictions a historic district might impose on property owners, the committee significantly reduced the number of activities that would potentially be regulated from 21 to eight. They selected activities that would have the most significant impact on the architectural and historic integrity of structures and on the streetscape.

These eight activities included:

- Construction of new primary structures, as well as construction of new accessory structures or additions that exceed 250 square feet or 5% of the gross floor area, whichever would be greater.
- Alteration to rooflines including roof features.
- Alteration, addition, or removal of window and/or doorway openings.
- Painting of previously unpainted masonry.
- Relocation or demolition of buildings.

Any activities not listed and any activities not visible from the public way would be exempt from the regulations.

At the public workshop in August, the Joint Committee voted to amend this ordinance to increase the square footage for new additions and accessory structures from 250 square feet to 450 square feet, and to remove the word alteration from activities related to window and doorway openings.

Ms. Kessler stated if this district were to be adopted, it would not affect the uses that are allowed or the dimensional standards required by the current zoning districts, which include high density, low density and office. Rather the proposed district would increase the standards for parcels located within the proposed district with the goal of preserving the historic character of the neighborhood.

A historic district provides a regulatory review process for certain changes to exterior architectural or site features. In Keene, the Historic District Commission would conduct this review process and would approve projects based on their compliance with the district's regulations and standards. A property owner would not be able to obtain a building permit for performing these activities until they received approval from the Commission.

The Joint Committee voted that the proposed Ordinances are consistent with the City's Comprehensive Master Plan. The Plan currently states that the south end of Main Street boasts an abundance of historic homes and buildings that should be protected to preserve the character of this neighborhood. It also states that a local historic district should be created in this area.

There are three ordinances before the Council this evening:

- O-2016-13 would amend the text of the Zoning Ordinance to recognize the proposed district;
- O-2016-15 proposes a map change that would establish boundaries of the proposed district; and
- O-2016-14 proposes amendments to Chapter 18 of the City Code which relates to Building Regulations. This section outlines the types of activities that would be regulated by the proposed district and includes information about its process/procedures.

If these Ordinances were to be adopted, the Historic District Commission would have the authority to establish more detailed standards/regulations for this proposed district.

Mayor Lane then opened the public hearing and asked that comments be limited to three minutes per speaker. He indicated comments could also be sent in to the Clerk's office before next Tuesday.

Ms. Anita Weldon of 191 Main Street, Keene was the first speaker. Ms. Weldon read the following for the record – She indicated she serves on the Historic District Commission and Chair of the Sub-Committee which drafted this ordinance.

The area for the proposed historic district on Main Street, Keene has been identified in the master plan by both local and State representatives as an important and critical place to preserve and protect. It encompasses the area of the first settlement of Keene and contains buildings from the mid 1700's through the period when Keene thrived with industry. The character defining elements of this architecture capture and represent this span of time and the influences of these times. When these elements are removed or the buildings are demolished, those keys to our collective history and culture are lost forever. Therefore, it is imperative that they be protected.

The subcommittee first researched other towns and cities in the state that have historic districts in residential areas. Many had comprehensive regulations affecting up to 21 different property elements. Throughout the drafting process, all subcommittee meetings and minutes were available to the public and we took statements from property owners and residents. All the concerns voiced were taken into consideration. As a result, we pared down the areas that would be subject to review to eight activities. These were the very bare minimum that would provide protection for this very important neighborhood and far fewer than any historic district in the state

That draft ordinance which presented at the public workshop held by the Joint Committee of the Planning Board and PLD Committees on August 8 received amendment which was proposed and approved by the Joint Committee which eliminated two significant features of the proposed ordinance:

*alteration of window openings
alteration of door openings*

Allowing this change could seriously denigrate the integrity of an historic structure. As a result, the ordinance has been weakened to the point that it has very little value. It no longer reflects the work and intention of the subcommittee; no longer provides enough protection for these historic structures; and is not worthy of the City of Keene.

In closing, I am asking for a withdrawal of the amended ordinance not because I no longer feel this area is important. But because its very importance requires more comprehensive protection. I stress that the preservation of this most prominent area of Keene should remain a very important goal of the city. A historic district ordinance does not prevent change. It provides a mechanism to have some control over change. It provides assurances to residents concerned about out-of-scale or incompatible development. It increases awareness of local history and our common heritage as a community. Historic district zoning has a beneficial effect on property values, business investment and increased tourism which is an economic booster to any community.

Ms. Carmela Hinderaker of 409 Main Street felt this ordinance does not accomplish what it is intended for. Ms. Hinderaker questioned how 50 parcels would impact the stabilize property values as has been stated when 25% of these properties are owned by Keene State College and are exempt from this ordinance. She indicated she and other abutters have requested to see the current Historic District Commission established in the City in 2004 which they are still to see and no information for same is available on the city website. She asked that the city look at the existing district before expanding it. She stated it has been indicated that supporters of this proposal talked about how an historic district support property values, however, according to Advisory Council on Historic Preservation this is only true in nationally designated historic districts where taxes were offset by state and federal taxes and these are less restrictive.

Ms. Hinderaker stated all property except for Keene State are opposed to this ordinance. She stated many have expressed opposition at public meetings and referred to the numerous signs that line Main Street in opposition to this proposal. She felt this ordinance tramples on a person's property rights. Ms. Hinderaker referred to a report by Jonathan Mabury of Tucson talks about involving the community in the formulation of such a district and felt this advisory group did a poor job in involving the abutters. It has been only recently that homeowners and small business owners were notified of meetings.

In conclusion, Ms. Hinderaker stated she is not in support of this ordinance but this does not mean she is not concerned about protecting the historic value of her home. She referred to a letter written by Louise Zerba and expressed her disappointment in same.

Mayor Lane stated there was reference made to the signs on Main Street which talk about the Heritage District which he indicated was different under the statute; what is being discussed today is the Historic District.

Ms. Julianna Bergeron of 410 Main Street began by saying that she has great respect for history, she is a supporter of the Wyman Tavern, past member of the Historical Society, donor to the Historical Society's Capital Campaign and regrets having to speak against this campaign. She felt in the future it would be prudent for City Committees to start building consensus from those who are affected before changes are made. She felt this is a great proposal only for those who don't live in this district. She felt historic districts should be put in place only in areas that are actually historic in nature.

Ms. Bergeron stated when most of the property owners in this district purchased their homes, new windows, vinyl siding etc. were installed and felt it was too late to make this area a Historic District except perhaps to the Wyman Tavern. She felt their homes will be devalued by this overlay and then again by the proposal being put forth for Marlboro Street; an area already devalued because of Keene State College. She added Keene State would also be exempt from this ordinance but they had the audacity to build an Alumni Center which fueled this issue.

Ms. Bergeron stated many who live in this district do the best they can with the homes they live in to honor the history of this area. In conclusion, noted the regulations at the present time being so watered down the Historic Commission is asking that it be withdrawn. She asked that this item be voted against and focus on issues this community could solve as a whole.

Mr. Bob Lyle of 383 Main Street stated just to get the number accurate in this district – 12 buildings are owned by Keene State College, three are owned by the Cheshire County Historic Society, ten are used only as rental properties, eight are commercial, 18 are single or multi-family units. He felt the focus is on these 18 units which pay the same amount in property taxes. However, if this ordinance was to go through, they would be forced to go through an entirely different process for things like obtaining a building permit.

Mr. Lyle stated he has been involved in this process for two years and attended many meetings and stated he does not want to go through another two years of meetings. He indicated he would like to see the Council vote down this ordinance as the City has excellent zoning rules and regulations and the neighborhood as it stands today is very well maintained.

Mr. John Therriault of 76 Bradford addressed Council and stated he was against this expansion of the Historic District. He indicated the reason this ordinance is being proposed is because it is called for in the Master Plan which he noted was signed in 2009. Mr. Therriault called the Council's attention to Page 131 of the Master Plan which calls for the Plan to be reviewed annually. To adequately address issues in the community it should be updated every five to seven years. Mr. Therriault felt it was time to start revising this Plan. Page 54 also outlines a desire only by the Historic District Commission to expand this district with no mention of the rest of the community being behind it. Mr. Therriault asked that this item be postponed until the Master Plan is updated.

Ms. Liz Sayre of 290 Main Street began by thanking Ms. Kessler for the excellent work on this issue and keeping the abutters involved in this process. Ms. Sayre stated she bought her home because of the architectural integrity. She felt the eight elements mentioned by Ms. Kessler could be part of code enforcement and you don't need a separate district to uphold these. She felt having a group who also has the right to add different things to this ordinance, then becomes personal taste and choice and does not seem democratic at all. She stated she was against an elite group being empowered to make decisions for others with no financial consequences to themselves is not appropriate.

Ms. Joslin Kimball Frank of West Street stated as follows : *I'm a member of the Downtown Historic District Commission, and served as a member of the Ordinance sub-committee which drafted the Ordinance which is the topic of Public input this evening.*

I'm a strong supporter of establishing a second historic district on lower Main Street. I was an active member of the Heritage Commission when the first downtown historic district was drawn up and approved by the City Council. I live in that district and feel confident that my property will continue to be protected even after I am no longer its owner.

I feel strongly that it is to the city's advantage to recognize and protect the historic structures that line our Main Street by establishing a second historic district.

In spite of that we are asking the City Council to withdraw the draft ordinance under consideration. There are two reasons for this:

- 1. The majority of Main Street residents are opposed to having their neighborhood become an historic district. They have told us that they don't want regulations, even though we have concessions (only eight regulations no mandatory expenses).*

2. *The amendment voted on by the Joint Committee on August 8, 2016 would allow changes in two of the eight regulations (dimensions of windows and doors) which would seriously denigrate the integrity of the building. This amendment has weakened the ordinance to the point that it has very little value.*

While the Main Street residents were not in favor of their neighborhood becoming an historic district, they voiced other concerns. There were not without our purview, but we agreed that we would take their concerns to the City Council.

In recommending that the ordinance be withdrawn, we are suggesting that the City Council address the complaints from the Main Street residents and other local citizens by proposed measures that will both address these complaints and potentially, enhance the historic nature of lower Main Street, specifically,

To slow the speed of vehicles travelling on Main Street

- *Installation of speed tables*
- *Attractive, visible traffic signs indicating maximum speed*
- *In conjunction with these traffic signs, lighted signs that indicate the actual speed of a vehicle*

To ease pedestrian in crossing Main Street

- *Erect a green median down the center of lower Main Street giving pedestrians a pause between traffic moving from two directions*
- *Cross walks spaced at reasonable intervals – preferably with blinking lights indicating when a pedestrian is in the crosswalk.*

To highlight the historic nature and the natural beauty of Main Street

- *Have a beautiful painted billboard welcoming travelers to our historic Main Street. A sign that will ask them to drive slowly and invite them to enjoy the variety of historic buildings that align this gateway to our city.*

Thank you for your consideration.

Mr. Bill Beauregard stated he and his wife own property in this proposed district. Mr. Beauregard stated when the original Historic District was proposed in the central core (Central Business zone) there was concern about the repurposing and redevelopment of buildings in this zone. He noted this is a zone which consists of liberal uses and there was concern about a national chain destroying the core of the city. The tax payers of Keene own downtown Keene, it is city asset. The proposed district however, different, it is located in the low density zone, which has the most stringent rules for setbacks and uses and by primary right only single family homes are permitted. To expand the Historic District to this area is onerous to the few people who own homes in this area. He reminded the Council the largest acreage of land is owned by Keene State who is exempt from this ordinance. He indicated residents don't want any part of it and urged the Council to defeat this ordinance.

Ms. Marilee Rouillard of 358 Main Street stated she is thrilled to hear from today's speakers everything she has wanted to address. She stated one of the things she hadn't mentioned in the past is her visit to Cooperstown New York in 2013 a town which looks in total disrepair. This is a historic town totally regulated. When she talked to residents she learned the many rules and regulations is what has prevented property owners from wanting to invest in their town. Ms. Rouillard stated she fears the same could happen in Keene as well. She stated this is a very special neighborhood and they should be allowed to improve and take care of what they own themselves.

Ms. Conan Salada of 132 Kennedy Drive asked what the next process for this ordinance would be. Mayor Lane stated at the end of this session, the matter will be referred to the PLD Committee for their recommendation and it will then be referred back to the City Council.

Mr. Salada stated he is opposed to this ordinance; it is a violation of property rights and felt it was one more layer of bureaucracy the City doesn't need.

With no further comments, the Mayor closed the public hearing. The Mayor stated the public could send in written comments to the Clerk's office until Tuesday, October 25.

A true record, attest:

Deputy City Clerk

PRESENTATION – BENCHMARKING OF PROPERTY TAXES WITH OTHER NEW HAMPSHIRE COMMUNITIES

The Mayor invited Steve Thornton, Finance Director to make a presentation relative to benchmarking property taxes with other New Hampshire communities. Mr. Thornton explained the methodology used to provide the overview which was based upon Property Taxes, Median Family Income, Average Weekly Wage, Median Home Sale Price, and Median Rents. Mr. Thornton reviewed each category utilized in his analysis and compared statistics for Keene with various New Hampshire communities.

PRESENTATION – CITY OF KEENE REVALUATION UPDATE

The Mayor invited City Assessor, Daniel Langille to make a presentation relative to City of Keene revaluation project update. The City Assessor introduced Ken Rogers of KRT Appraisal and Steven Traub of Property Evaluation Advisors. The City Assessor indicated that the goal of the presentation was to update you on the reviewing the process that took place this past year regarding the revaluation of properties with entire city. The City Assessor explained that both principals of companies hired to provide the appraisal services will be explaining the processes used.

City Assessor provided background about the revaluation project. He indicated that the revaluation project was funded through the capital improvement project in 2014 and is required

to be performed at least once every five years under New Hampshire RSA 75:8-a. City Assessor continued that the revaluation process is broken into three categories which include residential, commercial and utility properties. The City sent out requests for proposals as required in the City's procurement process and chose to contract with three firms to complete the work. He continued that the City of Keene was last revaluated in 2011 and emphasized that this process is important to manage inequities of properties that occur over time as the real estate market continues to change. The City Assessor explained that consumer choices and economic factors all play part in the changes in the real estate market. It is the job of the Assessment department to account for the changes in market conditions by analyzing and reporting what the market has done as of a certain date and this case it is April 1, 2016. The Assessment department is also responsible to supervise and oversee the project in addition with working with the New Hampshire Department of Revenue who also is responsible for overseeing all municipal revaluation projects to assure that all contracts and services provided follow criteria established in the state statute and the project is completed and certified by qualified individuals. The City Assessor introduced Ken Rogers of KRT Appraisal. Ken Rogers explained that KRT Appraisals was hired to evaluate 6,638 residential parcels of property including single family homes, condominiums, two and three unit apartments, vacant land and manufactured housing. He continued indicating that they used the City's existing parcel data instead of going out and collecting data because the Assessor's department has maintained parcel data information and the quality was good. KRT validated sales by identifying all residential properties that sold between April 1, 2014 and March 31, 2016. KRT worked with the Assessors to verify sales at "arm's length" using MLS and site visits by the Assessors. KRT reviewed sales in the field to gain a clear understanding the location and quality of what properties sold. KRT reviewed neighborhood delineation. Mr. Rogers indicated that sales were grouped into similar "market areas" or neighborhoods. Neighborhoods were consolidated from about 30 down to about 10 and that neighborhoods tested through sales analysis. KRT preformed field reviews of 100% of all residential properties in the field and consistently applied appraisal methodology used on the sales to the entire population of properties. Once completed notices were mailed notice of values Sept 9, 2016 to all property owners and scheduled appointments for meetings. KRT held informal meetings and met with 187 property owners (2.8%) wishing to discuss their new assessment. KRT and Assessment department staff reviewed property owner's concerns and made value adjustments when warranted and notified property owners of results of their meeting. Mr. Rogers compared new values to old values. He continued to review statistics and explain a few definitions of ratio study which shows the relationship between the sale price and the assessed value; Median which is the midpoint of a data set and coefficient of dispersion (COD): A descriptive statistic that measures the tightness of fit of the sales ratios around the median. He indicated that all residential properties fell within the necessary ratios and COD's.

Dan Langille introduced Steven Traub, Principle of Property Value Advisors. Mr. Traub opened with commenting that unlike residential property analysis that appraisals of commercial properties take into account the income potential of a property. Mr. Traub indicated that they valued 807 commercial parcels with the following breakdown:

| | |
|--------------------------------|-----|
| Apartment Buildings > 4 Units: | 174 |
| Improved Commercial: | 444 |
| Improved Industrial: | 88 |

Vacant Parcels: 101

Mr. Traub also indicated that assessments for commercial properties are less than 100% unlike residential properties. Dan Langille continued that any taxpayer who disagrees with assessment may file an abatement application with the City after the final tax bill and before March 1, 2017. City's decision can further be appealed to BTLA/ Superior Court if taxpayer still disagrees with the value.

NOMINATIONS – PARTNER CITY COMMITTEE

The following nominations were received from the Mayor: Frank Richter appointed to serve as an alternate member on the Partner City Committee with a term to expire December 31, 2019, and Lily Hart appointed to serve as an alternate member on the Partner City Committee with a term to expire December 31, 2019. The nominations were tabled until the next regular meeting.

COMMUNICATION – JEANANNE FARRAR – REGARDING THE ESTABLISHMENT OF THE MAIN STREET HISTORIC DISTRICT

A communication was received from Jeananne Farrar expressing her concern regarding the establishment of the Main Street Historic District. The communication was filed as informational.

COMMUNICATION – SABRINA AND CHRIS LEE – SAFETY CONCERN – INTERSECTION OF WEST STREET AND BRADFORD ROAD

A communication was received from Sabrina and Chris Lee expressing their concern regarding the safety concern at the intersection of West Street and Bradford Road. The communication was referred by the Chair to the Municipal Services, Facilities and Infrastructure Committee.

COMMUNICATION – TONY MARCOTTE/WASHINGTON PARK AT KEENE, LLC – REQUEST FOR NO PARKING – SOUTH SIDE OF SPRING STREET

A communication was received from Tony Marcotte on behalf of Washington Park at Keene, LLC requesting for no parking on the south side of Spring Street. The communication was referred by the Chair to the Municipal Services, Facilities and Infrastructure Committee.

COMMUNICATION – ATTORNEY MARY LOUISE CAFFREY/BRADLEY & FAULKNER, PC – REQUEST FOR TWO HOUR PARKING LIMIT – 50 WASHINGTON STREET

A communication was received from Attorney Mary Louise Caffrey of Bradley & Faulkner PC, requesting for two hour parking limit in front of 50 Washington Street. The communication was referred by the Chair to the Municipal Services, Facilities and Infrastructure Committee.

PLD REPORT – UPDATE ON THE STATE OF RECYCLING IN THE CITY OF KEENE

An informational report was received from the Planning Licenses and Development Committee recommending the update on the state of recycling in the City of Keene be accepted as informational. The report was filed into the record as informational.

FOP REPORT – ACCEPTANCE OF LAW ENFORCEMENT OPIOID ABUSE REDUCTION INITIATIVE GRANT – POLICE DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to accept the 2017 New Hampshire Department of Safety Law Enforcement Opioid Reduction Initiative Grant award in the amount of \$18,128. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – ACCEPTANCE OF NH HIGHWAY SAFETY AGENCY GRANT – E-TICKET EQUIPMENT GRANT – POLICE DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to accept the 2017 New Hampshire Department of Safety Agency to fund the E-Ticket Equipment Grant. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – ACCEPTANCE OF FORFEITURE FUNDS – CASE# UG02BS14UG003 – POLICE DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to accept forfeiture funds in the amount of \$13,395.08 awarded to the Keene Police Department from the United States Department of Justice, Homeland Security. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – ACCEPTANCE OF FORFEITURE FUNDS – CASE# MEP-M-16-A44-P831692 – POLICE DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to accept forfeiture funds in the amount of \$441.58 awarded to the Keene Police Department from the United States Department of Justice, Drug Enforcement Agency. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – ACCEPTANCE OF 2016 HOMELAND SECURITY HAZMAT GRANT – FIRE DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to accept a grant in the amount of \$24,364.40 from the 2016 State of New Hampshire Homeland Security Program (SHSP) Hazmat Grant. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – ACCEPTANCE OF SPONSORSHIP FUNDS – YOUTH BASKETBALL SPONSORSHIP – PARKS, RECREATION AND CEMETERIES DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to accept a sponsorship of \$3,000.00 from Yankee Lanes and that the money is used to purchase youth basketball jerseys. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – SOLE SOURCE PROVIDER – AMER ELECTRIC – POLICE DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to designate Amer Electric of Keene, NH as a “sole-source” provider for all work to be performed at the Keene Police Department which requires a licensed electrician. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – AIRPORT ROAD CULVERT REHABILITATION – CONSTRUCTION CHANGE ORDER - PUBLIC WORKS DEPARTMENT

Finance, Organization and Personnel Committee report read, recommending the City Manager be authorized to do all things necessary to negotiate and execute a construction change order with Ted Berry Company for an amount not to exceed \$21,159.53 for the Airport Road Culvert Rehabilitation Project. A motion by Councilor Jacobs was duly seconded. The motion passed with a unanimous vote in favor.

CITY MANAGER COMMENTS

The City Manager announced the Next Chapter Capital Campaign Committee, fundraising for the Library Renovation Project, will be hosting the public unveiling of a model of the project on Saturday, October 22, 2016 from 10:00-1:00 PM at the Library. This open house will provide community members with the opportunity to view the architectural model and learn more about the KPL Renovation and Expansion Project. He also reminded everyone that the booksale will be going on in the lower level while the model will be presented on the 2nd floor. The City Manager gratitude was given to the Keene Police Department from the Granite State Children’s Alliance and the Monadnock Region Child Advocacy Center for allowing the department to participate in the Keene Police Department’s Beards for Bucks Fundraiser. The support of the KPD is invaluable to the success of the program. The City Manager congratulated Nancy Vincent on being named the Librarian of the Year. He went on with the Waste Water Treatment Plant received the New England Water Environment Association’s Energy Management Achievement award for 2016. The award was established to recognize a New England facility with a program and demonstrate progress toward a downward trend in the amount of energy used per unity of water treated. Keene was championed by NH Department of Environmental services based on the actual energy reductions seen over the past few years. The City Manager continued with to manage the water supplies during the drought, staff has increased the use of well water. In early September we collected routine samples to test for lead and copper and

learned the corrosion control systems at the wells had not been operating as expected on the days we collected the lead and copper samples, and as a result, for the first time since 1994 we exceed the federal action level for copper – the lead concentration did not increase and the water remained safe to drink, although some of the customers may have noticed a metallic taste. We collected a second set of samples at the end of September and saw a significant reduction in copper concentration. Letters are being sent out to the residents in the lead copper sampling program, informing them of the results and staff will provide an informational memo for the City Councilor's mailboxes. We expect to give the council an update on both the impact of the drought on the water supply and the lead/copper program in early November.

MORE TIME

More time was granted for the following issues within committee: Speeding on Jordan Road - Request for Speed Humps; Councilor Jones – Effort to Show Support for Police Personnel; and Advocacy Letter Request – NH Community Solar – Cities for Climate Protection.

COMMUNICATION – JACK FRANKS/AVANRU DEVELOPMENT GROUP LTD - ORDINANCE O-2016-19: RELATING TO HIGH DENSITY-1 DISTRICT – PERMITTED STREETS

A communication was received from Jack Franks, Avanru Development Group LTD, along with an application to amend the Zoning Ordinance – High Density 1. In addition, Ordinance O-2016-19: Relating to High Density -1 District – Permitted Streets. Ordinance O-2016-19 was read for the first time. The memorandum and accompanying application, along with Ordinance O-2016-19 was referred to the Joint Planning Board and Planning, Licenses and Development Committee.

PLD REPORT & RESOLUTION R-2016-31: POLITICAL ADVERTISING ON CITY PROPERTY AND RIGHTS-OF-WAY

Planning, Licenses and Development Committee report read recommending the approval of Resolution R-2016-31. After a brief discussion, the Mayor sent the item back to the Planning, Licenses and Development Committee for further review and recommendation.

MEMORANDUM – FIRE DEPARTMENT AND RESOLUTION R-2016-32: RELATING TO AN APPROPRIATION FOR PURCHASE OF A LADDER TRUCK

A memorandum was received from the Fire Chief along with Resolution R-2016-32: Relating to an Appropriation for Purchase of a Ladder Truck. Resolution R-2016-32 was read for the first time. The memorandum and Resolution were referred to the Finance, Organization and Personnel Committee.

RESOLUTION R-2016-33: IN APPRECIATION OF MELVIN THOMAS PATTY UPON HIS RETIREMENT

10/20/2016

Resolution R-2016-33 was read by title only. A motion by Councilor Jacobs for adoption of the Resolution was duly seconded. The motion passed with a unanimous vote in favor. Resolution R-2016-33 declared adopted.

RESOLUTION R-2016-34: IN APPRECIATION OF SATUM SIEK UPON HER RETIREMENT

Resolution R-2016-4 was read by title only. A motion by Councilor Jacobs for adoption of the Resolution was duly seconded. The motion passed with a unanimous vote in favor. Resolution R-2016-34 declared adopted.

NON-PUBLIC SESSION

At 8:51 PM, a motion by Councilor Jones to go into non-public session for the purposes of discussion of land matters under RSA 91-A:3 II(d) was duly seconded. On a roll call vote, 11 Councilors were present and voted in favor. Discussion was limited to the subject matter. The session concluded at 8:55 PM. A motion by Councilor Jones to keep the minutes in non-public session was duly seconded. On a roll call vote, 11 Councilors were present and voting in favor.

ADJOURNMENT

At 8:55 PM, there being no further business, the Mayor adjourned the meeting.

A true record, attest:

Deputy City Clerk