

A regular meeting of the Keene City Council was held Thursday, March 7, 2019. The Honorable Mayor Kendall W. Lane called the meeting to order at 7:00 PM. Roll called: Carl B. Jacobs, Janis O. Manwaring, Thomas F. Powers, Terry M. Clark, Randy L. Filiault, Margaret M. Rice, Robert B. Sutherland, George S. Hansel, Gary P. Lamoureux, Bettina A. Chadbourne, Stephen L. Hooper, Philip M. Jones, and Mitchell H. Greenwald were present. Bartolmiej K. Sapeta and David C. Richards were absent. Councilor Hansel led the Pledge of Allegiance. A motion by Councilor Greenwald to accept the minutes from the February 21, 2019 regular meeting was duly seconded by Councilor Jones. The motion passed with a unanimous vote in favor.

ANNOUNCEMENTS – MAYOR

The Mayor announced that copies of the audit report are on the Councilors' desks. The audit will be scheduled before the Finance, Organization and Personnel Committee for their on March 28, 2019.

PUBLIC HEARING – CAPITAL IMPROVEMENTS PROGRAM 2020-2025

The Mayor called the Public Hearing to order at 7:03 PM. The Notice of Hearing and Certificate of Publication were read. The Mayor recognized the City Manager, who began by explaining that the City's Capital Improvement Plan (CIP) is the community's planning tool for projects that exceed \$20,000 and have a useful life of five or more years. This document is reviewed and updated annually. It is a plan that is subject to change as the needs of the community become more defined and individual projects move through their planning and budgeting process. As a planning document, the CIP does not bind any public body to undertaking any project, but rather serves the Council as a tool to identify and schedule needed improvements and to forecast and plan for the impact of those improvements. The first year of the adopted plan is incorporated in the upcoming budget. Years two through six and appendix A and B of the CIP are for planning purposes. While these out years do not impact the current budget, it is important to discuss and consider these proposals with equal interest. Large projects take multiple years to finance and develop. If the community is not supportive of a project slated for future funding, it's important to know that early in the process. The City Manager used road funding as an example of how projects will change. In December the Council approved moving \$438,000 of unspent balances from fiscal year 18 road rehabilitation projects to fund work on Park Avenue so that it could be completed using a trail grant, and the Council moved Park Avenue funds in the CIP from fiscal year 21 to fiscal year 19. This allowed planned road work to be timed with trail work giving us an opportunity to receive more favorable bulk bids and disrupt the area only once rather than multiple times.

Ms. Dragon went on to explain the theme of the program, "Shaping the Future of Keene." She noted this plan was developed over several months, bearing in mind the City's Fiscal Policies, the Master Plan, Council Goals and the Economic Development Action Plan. The plan attempts to strike a balance between the needs and priorities of the City Council and the community. In recent years the priorities articulated have emphasized road and bridge systems, flood control, support for public safety, and a number of other initiatives such as the library annex project, and parks and facilities. The Manager continued that a future initiative included in this plan under parks is funding for the Patricia T. Russell Park. Design work is slated for fiscal year 2020, with construction in fiscal year 2022. She continued that last year she spoke about the importance of

the City's downtown and how it serves as the heart of our community by reflecting our health and vitality. A sometimes forgotten piece of that conservation is the needs that lay beneath the surface. The Downtown Revitalization Project is included in fiscal year 2020. Aging underground infrastructure in the downtown core has created the need for this project, which will disrupt the City's downtown that was developed some thirty years ago. Therefore the scope of the work proposed in 2020 would pick up where we left off continuing to involve the community in discussions on treatments, activities and functions needed for a vibrant downtown. If the roads are going to be disrupted it makes sense to determine how we should put those back together. The effective use of a CIP process provides for considerable advance project identification. The goal is to provide continued reinvestment in existing assets combined with investment in new assets which are essential to the City's future success. Keene must remain competitive if we are going to continue to attract investment, jobs and resultant increases in our tax base. Quality of life is a vital part of keeping the City competitive. The right balance between investment and affordability ensures the City will remain an attractive place to live, work and play. Tonight we will go through each section of our capital plan and hopefully you will agree that that we have met our goal to strike a balance between affordability and necessity.

The Mayor stated the CIP is a six-year plan that reflects the goals and aspirations of the City, and the direction the City is going to be moving in. This evening projects slated for first year funding will be highlighted. These projects would be funded as of July 1, 2019. Public comments will be accepted on any items in the CIP or items that anyone feels should be included going forward. The Mayor noted the City is composed of a number of departments and service areas. He went on to go through each proposed project, noting he would accept public comments at any point during the review regardless of whether he has highlighted a particular item or not.

Mayor Lane went on to review projects proposed in the Public Health and Safety Section which includes a number of departments recommended for inclusion in this year's operating budget. From the Fire Department: apparatus replacement, tanker replacement, replacement of portable radios. In addition, there is a proposal for replacement of portable radios for the Police Department.

The Mayor reviewed the Solid Waste section, which included: recycling equipment replacement, transfer station roof repairs, black brook storage tank repairs, the Chapman water tank repairs, \$1.8 million dollars for the Woodard Dam improvements, \$500,000 for water main cleaning and lining to extend the useful life and improve water quality in the City, \$93,000 for gate valve replacement in the water mains, \$75,000 to do an evaluation of West Street and Court Street well facilities. A large part of our water supply comes from these well facilities. He continued we have funding for the replacement and repair of the underdrain system and filter medium for each unit. There is also funding for the Water Supply Master Plan, something that was done back in the late 1980s and needs to be updated as to our current needs.

The Mayor then reviewed the Transportation section noting that Public Works is an area that most of us probably experience more than anything else. He noted the following under this section: \$1,256,581 for roadway preservation and rehabilitation to a variety of road resurfaces throughout the City, which is something we do every year. This section also includes \$65,000 for the repair and replacement of curbing throughout the City, \$44,000 for guardrail replacement,

and \$65,000 for sidewalk repairs. \$4,200,000 for the Winchester Street Reconstruction Project, of which the City's portion is \$854,000. This will result in the reconstruction of Winchester Street from Route 101 to Island Street and the replacement of the Island Street bridge.

Mayor Lane reviewed the Economic Development and Vitality areas. Public Works will be working on Downtown Revitalization and there is \$80,000 to develop and plan design work. He noted it is important to remember that the underground infrastructure is very old in the downtown and needs to be replaced, which will disrupt large areas of downtown. The issue will be how we put it back together to fit the needs of the 21st century. Also in this section is \$1,000,000 to fund the 560 Main Street assessment to provide funding for the removal of approximately 100,000 tons of contaminated soil. If anyone is wondering why we are spending this money on 560 Main Street, we created the problem by using this location as a dump for about 80 years. We now have an obligation to clean it up. The City Manager added to the Mayor's comments by stating that sometimes in the CIP we have projects like this identified as "other sources". This is one of those projects because it was anticipated that at some point a redevelopment project would come forward, which would assist with the clean-up of the site. We don't have funds currently identified for the clean-up of this site, but rather this is a placeholder. It is not actually impacting the tax rate. The Mayor added however, that we are going to have to come up with a way to do some of the work. Continuing on, the Mayor noted there is \$55,000 in the Community Development section for an update of aerial imagery of the City, and \$52,000 for maintenance of parking structures, primarily for the one behind City Hall. There is also funding for the reconstruction of the taxiway serving the main runway at the airport, and for pavement maintenance at the airport. He clarified that FAA funds will cover most of this work.

The Mayor went on to review the Flood and Storm Water Management section. There is \$500,000 included for design work and ongoing maintenance of the flood management system, which is critical to our flood management in the City of Keene. After the 2012 flood, the City started the process of cleaning and redesigning the storm water system. We also have \$66,000 for catch basin cleaning, as well as \$65,000 for improvements to the drainage system, and \$41,000 for identification of some low impact low cost changes we might be able to make to our storm water management system.

The Mayor went over the Community Development section which is Primarily Parks and Recreation. The first item is \$125,000 for the design and planning of upgrades to the Patricia T. Russell Park on Carpenter Street in the east side of Keene. There is also \$300,000 earmarked for the Skate park, most of which was raised privately with some City contribution.

Kathy Burke, 29 Grant Street stated she is the volunteer project coordinator for the Keene skate park. She believes there is an allocation of \$25,000 in City funds in the CIP. She spoke about their fundraising efforts and what they want to provide to the community. Their first goal is to meet the space needs of the skate boarding and BMX community by providing an adequate and safe skate park. The current park is not inviting due to its visual appearance and design flaws. Because of this boarders and BMX riders look for other places to ride and board. A new poured concrete facility designed by the users will get them off the streets and off private property. Their second goal is to create an aesthetically pleasing skate park for the entire community that is

visually appealing to all. Working with Spawn Ranch Designs, the intent is to create a park that reflects the culture and character of Keene, including incorporating public art that celebrates our community. The skate park is located in the heart of our community and we want to make it welcoming and beautiful. Their third goal is to provide a low maintenance skate park. Last year the City spent \$14,000 on maintenance of the current park. A poured concrete facility will require very little maintenance and would only cost about \$1,000 annually. Ms. Burke went on to say their fourth goal is to provide a supportive community space welcoming to all regardless of age, race or economic status. She spoke about the social importance to kids in having such a facility. It provides something for kids to do to avoid isolation, inactivity and juvenile delinquency after school. This will provide a supportive environment for kids to exercise. She noted their group has started a program called “Kids On Board” with the goal to give out 30 skate boards, helmets and guards to low income students on national go skateboard day. Ms. Burke went on to state that currently they have raised \$60,000 towards their goal of \$300,000. They were just notified that they have received money from the Tony Hawk foundation. In addition, Savings Bank of Walpole, Mascoma Bank and the Kiwanis Club have donated funds. In addition, there is one other \$10,000 grant that was awarded, but has not been received. They are on pace to have \$200,000 by the spring. Reaching this milestone will create enthusiasm for the project and encourage others to contribute and participate. They are working with MEDC on gaining some space from an adjacent property to enlarge the park as well. She noted that their research has revealed that most downtown businesses are generally supportive of their plans. Ms. Burke ended by saying this sport saves people from making poor decisions. 14-year-old males are the most common boarder, and 14 to 21-year-old white males are the most likely demographic to commit suicide. Skate parks can be a lifesaver for these young men, providing a free space to recreate and socialize. Skate parks also create resilient economy. The Nashua skate park has provided an economic boon to their community, and this would have the same impact in Keene. She urged the City of Keene to support this and provide funding.

Fin Callahan, 4 Pheasant Hill Road spoke about how the skate park has positively impacted him. He has been using the park since he was a child. What he loves about skate boarding is that it is an all-inclusive sport – anyone can do this. They spend hours and hours there, and it becomes a home to people in community. The park has been well used and was a good investment by City.

Shawn Zimmerman, 29 Grant Street said he has been using the skate park for about 2 years now on a daily basis. It is a second home to him. Other than biking the only other activity he does outside is skiing. This activity is great exercise, and it is a fun place to be. The group that uses the park regularly are very supportive. He’s thankful that we have this and would love to see a new park built.

Kevin Brandolini, 39 Perham Street stated the skate park is a place he can go and get physical activity. It gets him outside. He feels it will attract more people to the City. It will also introduce the next generation of kids to skating.

Spencer Bryan, 50 Woodside Avenue has been going to the skate park for many years. There is a strong community surrounding the skate park, it is very welcoming. It’s a great place and if the City gets behind it, this can be a real gem for the community.

Tom Atwood, 20 Wilson Pond Road in Swanzey has been a skate boarder for over 20 years. Skate boarding is a positive outlet for him, sparking his creativity, and helping him to relieve stress. He is now at the point where he will start a family of his own and wants to share this experience with his children. There has been a decline in the condition of the park and although there is a strong community surrounding the park, but he does not see this surviving if things continue to deteriorate.

The Mayor went on to review General Operations, Facilities and Infrastructure. This section includes funds for replacement of carpeting and flooring in various facilities, and establishment of a welcome center facility in the downtown.

Tom Julius, Chair of Monadnock Interfaith Project spoke in support of funding in the amount of \$134,000 for a welcome center. He expressed appreciation to City officials for speaking to his group about this over the last several months. He is a resident of Gilsum, who for the last 34 years on a daily basis has shopped, worked, and spent time in Keene, and he knows the need for a rest facility in downtown Keene. This is an estimate of renovating restrooms that already exist in the former transportation center. Since that estimate was made, there have been other proposals for 24-hour freestanding restroom facilities. Although the City should weigh all options; a resolution of the immediate need should be implemented as soon as possible. A concern that has been expressed about this proposal is that the former facilities had to be closed eight years ago due to vandalism and crime. Since that time, our research has shown that urban planners have come up with successful solutions that address vandalism, accessibility, attractiveness and low maintenance. There are now restroom designs to deal with these issues. He ended that restrooms are essential for a vibrant community and a healthy downtown. This is a basic human need. The request should remain in the CIP, and the City should work with other stakeholders like his group to make this happen.

Carol Hill, 37 Ward Circle indicated she is involved with the Monadnock Interfaith Project, and in particular she was present for listening sessions at the Community Kitchen. She is also the coordinator of the community breakfast program which has provided her a lot of availability to discuss what we need and what would benefit the larger community. She does not think she needs to convince anyone in this room that there is a need for this rest facility. Ms. Hill noted she was at an RSVP meeting a couple months ago discussing this need, and many people at this meeting were surprised there was no restroom in Keene. She added that her husband and she were walking in Keene recently and a couple approached them asking where a public restroom was located and they had to send them to library. She would love to have been able to direct them to a public welcome center instead. She believes we can work together to manage and monitor a very attractive and welcoming bathroom.

Len Fleischer, of Spofford noted he is a former Keene resident and still works in Keene every day. He too is part of the Monadnock Interfaith Project, and wanted to thank the Council for hearing his testimony this evening on what is a basic human need. Mr. Fleischer indicated as part of the Project he serves on the Making a Difference Committee which has been meeting with those that are food and shelter insecure. He noted that he is a psychologist and explained there is a hierarchy of fundamental human needs that must be met to move toward self-actualization and dignity. At the base of this hierarchy are: a safe and warm place to sleep, adequate food and

nutrition, and a clean and private place for elimination and hygiene. For him these things are a given, but that is not the case for everyone. There are people who have to worry about this on a daily basis, and for whom these basic human needs are not a given. He has spoken to community members who have told him that they have been apprehended for public urination because they could not find a place to go. They were turned away by stores indicating their bathrooms are for customers only, or watched better dressed individuals permitted to use a restroom when they were denied that use because they were not “public” restrooms. There are those who have been shunned by others for want of soap and running water. Public bathrooms in Keene maintained for health and safety are a necessity. When our basic human needs are met we are encouraged to be our best selves and given the opportunity to live in dignity.

Sandra Whippie, 233 Pako Avenue came to Keene as a college student in 1953. She has lived in the area for many years. Ms. Whippie stated she taught school in Nelson, Westmoreland and Keene. She was also the Assistant Principal in Derry, New Hampshire and the Principal in Marlborough. She knows bathroom problems. Occasionally someone would urinate on the floor to misbehave, but that does not mean the bathrooms were locked – they could not be. When we work with the public teaching civic responsibilities, finding healthy and responsible solutions is part of that effort. People of Keene and surrounding towns deserve a decent public restroom in the downtown area, not in five years - but soon. They will continue to work on this with City Manager and the Facilities Director to determine the best option, whether it be a Portland Loo, a redesign of the former transportation center area, or an innovative agreement with a cooperative tenant. They have been doing a lot of research about creative ideas to ensure a public restroom is respected by its users and displayed a poster used in another community. She ended that the Monadnock Interfaith Project has been working on this for several years, and they support keeping that money in the budget. They would like to determine the best solution before the art corridor idea comes to fruition. Something safe, neat and perhaps incorporating public art into the space. They want people to be proud of our welcome center.

Bradford Hutchingson, 305 Marlboro Street has been at several of the Monadnock Interfaith meetings at the community kitchen. He also walks daily in downtown Keene in all hours of the day and night. He does not work for the Food Co-op but sits there regularly. He noted the Food Co-op has been very good about allowing homeless people to use their rest facilities. There have been some issues and the Co-op has had to deal with this. Particularly when the Hundred Nights in not open. He noted the Public Library is also used by the homeless when they are open, but they are not open on Sundays and holidays. He added that when he uses the bathroom at the Library he often sees evidence of public drinking in the restrooms. He cannot say we wouldn't have this issue in a public restroom, but there could be better video monitoring. He stated he believes downtown Keene is not as vibrant as we would like to assert. Day tourists would benefit from these restrooms too. He also feels the City should work harder on maintenance of downtown Keene. A public restroom is very needed, and should be fast tracked.

The Mayor went on to review under Facilities, there are funds for repairs to the rear wall of City hall, where there is a significant crack and we will be looking at what the options are for replacing it. He continued we have some IT projects to replace some existing equipment. We will also be purchasing new voting booths for the five voting locations in the City. Public Works has various equipment purchases, totaling about \$700,000 in the coming year.

The Mayor stated he has highlighted a number of projects that are slated for first year CIP funding in next year's operating budget, but there are well over 150 additional projects that contemplated in the CIP. He welcomed comments on anything currently funded, contemplated for future funding, or projects that should be contemplated in this 6-year plan.

As there were no further public comments, the Mayor closed the hearing to oral testimony at 7:58 PM. He explained that the hearing will remain open for written comments until 1:00 PM Tuesday, March 12, 2019. Written comments must be signed and submitted to the City Clerk by this deadline to be included in the official record. Councilors who wish to submit amendments to the CIP must do so in writing subject to the same submittal deadline previously mentioned.

A true record, attest:

City Clerk

CONFIRMATIONS

A motion was made by Councilor Greenwald and duly seconded by Councilor Jones to confirm the following nominations: Cauley Powell to serve as a regular member on the Heritage Commission with a term to expire December 31, 2021. On a roll call vote, with 13 Councilors present and voting in favor the nomination was confirmed. Councilors Sapeta and Richards were absent.

COMMUNICATION – DORRIE MASTEN – REQUESTING A DISCUSSION ABOUT DOWNTOWN PARKING OPTIONS

A communication was received from Dorrie Masten looking to have a discussion regarding downtown parking options. The communication was referred to the Municipal Services, Facilities and Infrastructure Committee.

COMMUNICATION – MILONE & MACBROOM ON BEHALF OF PEOPLE'S LINEN – REQUEST TO USE CITY PROPERTY – MONITORING WELL

A communication was received from Charles Teale and Patrick Massicotte of Milone & MacBroom on behalf of People's Linen, requesting permission to install a groundwater monitoring well on City property at 300 North Lincoln Street adjacent to Beaver Brook. The request was referred to the Planning, Licenses and Development Committee.

COMMUNICATION – BRUCE BICKFORD/FARMER'S MARKET OF KEENE – REQUEST TO USE CITY PROPERTY – GILBO AVENUE

A communication was received from Bruce Bickford requesting the renewal of their annual license to use City property along Gilbo Avenue and in the Commercial Street Lot for the annual

Keene Farmer's Market from mid-April through October, 2019. The request was referred to the Planning, Licenses and Development Committee.

COMMUNICATION – WESTON LIU/NEW ENGLAND AEROBATIC CLUB – REQUEST TO USE CITY PROPERTY – DILLANT-HOPKINS AIRPORT

A communication was received from Weston Liu of the New England Aerobatic Club, requesting a license to hold aerobatic practice sessions at the Dillant-Hopkins Airport on a monthly basis starting in May 2019. The request was referred to the Planning, Licenses and Development Committee.

COMMUNICATION – TIM ZINN/LET IT SHINE – REQUEST FOR ADDITIONAL FUNDING – PUMPKIN FESTIVAL

A communication was received from Tim Zinn representing Let It Shine, requesting an additional \$2,000 in funding from the City in support of the Pumpkin Festival. The communication was referred to staff to be considered as part of the budget deliberations.

COMMUNICATION – COUNCILORS GREENWALD, MANWARING AND RICHARDS – TAX DEEDING – KINGSBURY PROPERTY

A communication was received from Councilors Greenwald, Manwaring and Richards requesting the City initiate the tax deeding process on the Kingsbury property. The communication was referred to the Finance, Organization and Personnel Committee.

COMMUNICATION – TOBY TOUSLEY – REQUEST TO PURCHASE CITY PROPERTY – ADJACENT TO BICYCLE/PEDESTRIAN PATH – 160 EMERALD STREET

A communication was received from Toby Tousley requesting to purchase City land that is situated between his building at 160 Emerald Street and the bicycle/pedestrian path. The communication was referred to the Finance, Organization and Personnel Committee.

PLD REPORT – PERIODIC REPORT FROM STANDING BOARDS AND COMMISSIONS: CONSERVATION COMMISSION

Planning, Licenses and Development Committee report read recommending the presentation be accepted as informational. The report was filed into the record as informational.

PLD REPORT – AUSTIN REIDA/STREET & SAVORY, LLC – REQUEST TO VEND ON GILBO AVENUE WHILE CHANGES TO VENDING ORDINANCES ARE BEING CONSIDERED

Planning, Licenses and Development Committee report read recommending that the City Clerk be authorized to amend the existing license issued to Austin Reida d/b/a Street and Savory to allow mobile food vending in city parking spaces at locations designated by City staff, excluding any usage during those times when said locations are licensed for other activities. Further,

pursuant to section 94-153 (9) of the City Code, the City Council suspends section 94-152 (b) (1) relating to parking time restrictions for metered spaces associated with this use. Be it further recommended that the petitioners request to be open until 10:00 PM be granted. A motion by Councilor Hansel to carry out the intent of the report was duly seconded by Councilor Jones. The motion passed with 12 in favor and Councilor Clark opposed.

FOP REPORT – REQUEST FOR APPROVAL TO SOLICIT DONATIONS TO BE USED AS PRIZES FOR CITY OF KEENE FOURTH GRADE WATER SCIENCE FAIRS

Finance, Organization and Personnel Committee report read recommending the City Manager be authorized to do all things necessary to solicit and accept donations to be used as prizes for the Fourth Grade Water Science Fairs from local and regional businesses. A motion by Councilor Greenwald to carry out the intent of the report was duly seconded by Councilor Jacobs. The motion passed with a unanimous vote in favor.

FOP REPORT – WORKPLACE LACTATION SUPPORT GRANT

Finance, Organization and Personnel Committee report read recommending the City Manager be authorized to do all things necessary to accept a worksite lactation mini-grant of up to \$5,000 through a partnership between Keene State College’s Public Health Faculty, NH Department of Health and Human Services and the Centers for Disease Control and Prevention. A motion by Councilor Greenwald to carry out the intent of the report was duly seconded by Councilor Jacobs. The motion passed with a unanimous vote in favor.

FOP REPORT – ACQUISITION OF PROPERTY – 0 CHAPMAN ROAD OWNED BY ROBERT BEAUREGARD REVOCABLE TRUST

Finance, Organization and Personnel Committee report read recommending that the City Manager be authorized to do all things necessary to purchase the 27.5 acre property at 0 Chapman Road TMP# 241-018-000-000-000 from the Robert Beauregard Rev. Trust for an amount not to exceed \$58,000.00. A motion by Councilor Greenwald to carry out the intent of the report with funding to come from the Conservation Land Acquisition Fund, was duly seconded by Councilor Jacobs. The motion passed with a unanimous vote in favor.

FOP REPORT – ATTORNEY THOMAS BURACK/560 MAIN STREET, LLC – EXPRESSION OF INTEREST IN ACQUIRING CITY PROPERTY – 560 MAIN STREET

Finance, Organization and Personnel Committee report read recommending that the City Manager be authorized to do all things necessary to negotiate the subdivision and sale of a portion of City owned property located at 560 Main Street to 560 Main Street LLC. A motion by Councilor Greenwald to carry out the intent of the report was duly seconded by Councilor Jacobs. The motion passed with a unanimous vote in favor.

FOP REPORT – JEHOVAH’S WITNESS LAND LEASE – AIRPORT MANAGER

Finance, Organization and Personnel Committee report read recommending that the City Manager be authorized to do all things necessary to execute a land lease with the Jehovah's Witness Church for purposes of vehicle parking. A motion by Councilor Greenwald to carry out the intent of the report was duly seconded by Councilor Jacobs. The motion passed with a unanimous vote in favor.

FOP REPORT – MAYOR LANE – PUBLIC HEARING DATE ON THE OPERATING BUDGET

Finance, Organization and Personnel Committee report read recommending the accepting this item as informational. The report was filed into the record as informational.

ITEM TAKEN FROM TABLE – FOP REPORT – DUBOIS & KING AIRPORT MANAGEMENT CONTRACT

Finance, Organization and Personnel Committee report relative to the Dubois & King Airport Management Contract pulled from the table by the Chair. The report recommended the City Manager be authorized to do all things necessary to enter into a management contract with Dubois & King for up to one-year to provide day to day management of airport operations, in accordance with the Scope of Services, for an amount not to exceed \$100,000 and to allow the use of airport budget personnel wage and benefit lines to fund this contract. A motion by Councilor Greenwald to carry out the intent of the report was duly seconded by Councilor Jacobs. The Mayor recognized the City Manager for explanation.

The City Manager stated that this contract was time sensitive. She noted she had answered a few questions from two or three City Councilors over the past week and believes there are no outstanding questions that she was aware of that would necessitate delaying action. For the benefit of the other Councilors, she shared her answers. Jack Wozmak left employment with the City a couple of weeks ago. The contract is with Dubois & King, not a specific person. She had a meeting with the President of Dubois & King last week to discuss who will be assigned to this effort. Mark Goodrich and Jeff Adler from their aeronautics division will be assigned to this contract. The contract is funded using the dollars allocated in the budget for the airport manager, shifting what was being paid to Mr. Wozmak to this contract. No additional dollars are being requested. Rebecca Landry, IT Director and Assistant City Manager, has been assigned oversight of this contract. She will retain signatory approval. The contract length is up to one year, to provide ample time for a recruitment process for a permanent airport manager. Once a new manager is in place this contract would end. The City Manager continued that there are large projects in the works that need to stay on track with the taxiway A extension being one of them. There is also a large grant application due April 1st that will require significant effort and is tied to significant grant dollars. In addition to this pending deadline we have been contacted by someone interested in building a large new Jet hanger at the airport, and a request from the Town of Swanzey for an easement to facilitate work at the Wilson Pond Dam. The Manager noted the staff is also in the midst of subdivision of the Alps Lot to prepare it for sale. Assuming this contract is approved, the work will start the morning of Monday, March 11, 2019 with this firm

to move these and other airport projects and issues forward. In addition, the City Manager has tasked the firm to not only ensure our projects stay on track, be to also present at the airport, be available 24/7, deal with administrative tasks including lease management and completion of terminal improvements, assist as requested with the recruitment and completion of terminal improvements, assist as requested with the recruitment process for a new Airport Director, submit other capital grant applications, work with the airport committee, identify opportunities for aviation and non-aviation uses of the airport, and utilize their expertise in regards to the steps necessary to obtain Part 139 Compliance, which would allow small commercial plans in the future. Part of this effort is seeking funds to assist with a market study for the airport, the last one was completed in 2012. Discussion followed. The motion passed with 10 voting in favor and Councilors Clark, Chadbourne and Hooper opposed.

CITY MANAGER COMMENTS

The City Manager updated the Council regarding the Downtown Coordinator position. Eight interviews have been scheduled over the course of two days, March 12th and March 14th. The interview team is made up of the City Manager, Jack Dugan, Medard Kopczynski, and Councilor Hansel. They are optimistic that they will have a candidate to move forward in the process by the end of the second day.

The City Manager continued to provide an update on the Fire Department equipment. Ladder 1 went out of service for a safety concern on January 12, 2019. It was sent for evaluation of what was reported as excessive movement of the ladder. It was tested and determined that the movement is caused by wear of the rotational bearing; however, it is still within operation specifications. The shifts are retraining themselves so that they are comfortable with the changes with the ladder movement. Ladder 1 will go back to full service on March 8, 2019. Engine 2 went out of service on January 31, 2019 for a low antifreeze issue. The cause was determined to be a cracked piston sleeve in one of the cylinders. The cost for assessment and repair was \$12,730 and the truck went back into full service on February 27, 2019.

The City Manager updated the Council on the Arts and Culture Corridor. Monadnock Economic Development Corporation would like to redevelop a corridor from the intersection of School Street and Gilbo Avenue, across Main Street and through the railroad land to Water Street. The goal of the project is to enhance the presence of arts and culture in downtown Keene. Last week, Medard Kopczynski, in his Economic Development role, and the City Manager attended a meeting hosted by MEDC with possible funders for this project. In attendance were representatives of NH Business Finance Authority, NH Housing Authority, NH Community Development Finance Authority, NH Division of Economic Development. They are very interested in this project. In addition to considering funding sources like New Market Tax Credits, CDFA Tax Credits, and TIF District dollars, the potential of using the newly created opportunity zone was discussed. If so it could be the first opportunity fund investment project in the State of NH. There was a meeting held with various arts groups in the community to discuss this concept and gauge their interest.

MEMORANDUM – CITY ASSESSOR – 79-E APPLICATION – 34 COURT STREET

A memorandum was received from the City Assessor recommending the Mayor set a public hearing regarding a 79-E Community Revitalization Tax Relief application for property owned by 34 Court LLC and submitted by Zachary Luse on behalf of Paragon Digital Marketing. The Mayor set the public hearing for Thursday, March 21, 2019 at 7:00 PM.

MEMORANDUM – ENERGY AND CLIMATE COMMITTEE – HB 365 “RELATIVE TO NET ENERGY METERING LIMITS FOR CUSTOMER GENERATORS”

A memorandum was received from the Energy and Climate Committee recommending the City Council draft a letter to the State Legislature stating they support HB 365 “Relative to net energy metering limits for customer generators.” The item was referred to the Planning, Licenses and Development Committee.

MORE TIME

More time was granted by the Chair for the following item in Committee: Zach Luse/Paragon Digital Marketing – Application for Community Revitalization Tax Relief Incentive (79-E) – Former Grace Methodist Church at 34 Court Street.

PLD REPORT AND ORDINANCE O-2019-03 RELATING TO VENDORS – TIME LIMITATIONS FOR CERTAIN ACTIVITIES

Planning, Licenses and Development Committee report read recommending the adoption of Ordinance O-2019-03 Relating to Vendors – Time Limitations for Certain Activities. The report was filed into the record. Ordinance O-2019-03 was read for the second time. A motion by Councilor Jones for adoption of the Ordinance was duly seconded by Councilor Hansel. Discussion ensued. A motion to amend the Ordinance to have no restrictions on hours of operation for all vendors was made by Councilor Filiault and duly seconded by Councilor Clark. Lengthy discussion occurred. Councilor Sutherland moved the question. The Mayor called for the vote on the amendment. Councilor Clark challenged the Mayor’s ruling not to require a vote. On showing of hands with 9 in favor and Councilors Clark, Filiault, Hooper and Jones opposed the motion to move the question carried. Relative to the motion on the floor to amend the Ordinance, with seven opposed and Councilors Jacobs, Clark, Filiault, Hooper, Jones and Greenwald in favor, the amendment failed. On roll call vote, with 12 Councilors voting in favor and Councilor Clark opposed the motion for adoption carried. Councilors Sapeta and Richards were absent. Ordinance O-2019-03 declared adopted.

MEMORANDUM – PUBLIC WORKS DIRECTOR/EMERGENCY MANAGEMENT DIRECTOR AND RESOLUTION R-2019-06 RELATING TO APPROPRIATION OF FUNDS FOR DRUMMER HILL WATER TANK AND PUMP STATION REPLACEMENT

A memorandum was received from the Public Works Director/Emergency Management Director along with Resolution R-2019-06: Relating to Appropriation of Funds for Drummer Hill Water Tank and Pump Station Replacement and Resolution R-2019-07: Relating to the reallocation of

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funds from the Water Infrastructure Capital Reserve. The memorandum was filed into the record. Resolution R-2019-06 and Resolution R-2019-07 were referred by the Presiding Chair to the Finance, Organization and Personnel Committee.

FOP REPORT AND RESOLUTION R-2019-05: RELATING TO PROPERTY TAX EXEMPTION FOR SOLAR, WIND & WOOD HEATING ENERGY SYSTEMS

Finance, Organization and Personnel Committee report read recommending the rescission of Resolution R-2017-18 and the adoption of Resolution R-2019-05. The report was filed into the record. Resolution R-2019-05 was read for the second time. A motion by Councilor Greenwald for rescission of Resolution R-2017-18 and the adoption of the Resolution R-2019-05 was duly seconded by Councilor Powers. On roll call vote, 13 Councilors were present and voting in favor. Councilors Sapeta and Richards were absent. Resolution R-2017-18 was rescinded and Resolution R-2019-05 declared adopted.

ADJOURNMENT

At 9:12 PM, there being no further business, the Mayor adjourned the meeting.

A true record, attest:


City Clerk