

04/20/2023

A regular meeting of the Keene City Council was held on Thursday, April 20, 2023. The Honorable Mayor George S. Hansel called the meeting to order at 7:00 PM. Roll called: Bryan J. Lake, Michael J. Remy, Gladys Johnsen, Michael Giacomo, Randy L. Filiault, Robert C. Williams, Philip M. Jones, Andrew M. Madison, Kris E. Roberts, Bettina A. Chadbourne, Catherine I. Workman, Mitchell H. Greenwald, and Thomas F. Powers were present. Raleigh C. Ormerod and Kate M. Bosley were absent. Councilor Johnsen led the Pledge of Allegiance.

ANNOUNCEMENTS

Mayor Hansel announced that the next Council workshop on the downtown infrastructure and improvement project was scheduled for Wednesday, April 26, at 6:00 PM in the Council Chamber. A public comment period would start at 7:30 PM and the workshop would conclude at 8:30 PM. This workshop would replace the normal Municipal Services, Facilities, and Infrastructure Committee meeting that would have occurred that evening. At the end of the workshop, the Councilors would be asked whether they are interested in any additional workshops or prefer to have the MSFI Committee begin reviewing the project. The Council Chamber was also reserved for Monday, May 15 (this was previously scheduled for Tuesday the 16th), Monday, May 30, Tuesday, June 6, and Tuesday, June 20.

Mayor Hansel also announced that the budget schedule had been placed on Councilors' desks. The review would start with the Finance, Organization, and Personnel Committee's regular meeting on May 11, but with a start time of 5:30 PM. Special FOP meetings were scheduled for Wednesday, May 17 and Tuesday, May 23. These two meetings will also start at 5:30 PM. The FOP Committee is scheduled to make its recommendations at their regular meeting on May 25 and this meeting will be at their regular time of 6:00 PM.

Mayor Hansel concluded his announcements with a reminder to the Councilors who still needed to contact the IT Department about the DUO authentication for their City emails. Mayor Hansel requested that the Councilors call ahead and make an appointment.

MINUTES FROM THE PRECEDING MEETING

A motion by Councilor Powers to adopt the minutes of the April 6, 2023 meeting as printed was duly seconded by Councilor Greenwald. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

PUBLIC HEARING – 79-E APPLICATION – 310 MARLBORO STREET

Mayor Hansel opened the hearing at 7:04 PM and the City Clerk read the public hearing notice. The Mayor welcomed the City Assessor, Dan Langille, to provide some background. Mr. Langille said that 79-E is a NH law that the Keene City Council adopted. It is a program that encourages the rehabilitation and use of underutilized buildings in the downtown area. To be eligible for this program, a project must be within the 79-E District. Additionally, 79-E projects must be

rehabilitating a building with a minimum cost of \$75,000. More importantly, Mr. Langille explained 79-E projects must have a public benefit to: enhance the downtown economic viability; improve a culturally or historically important structure; promote the preservation and reuse of the existing building stock, promote efficient design, safety, and a greater sense of being consistent with the Comprehensive Master Plan; create at least one new full-time job; directly integrate public art; and achieve a nationally recognized green public standard.

Mr. Langille said a 79-E project does not need to meet all of those criteria, but meeting more criteria could help determine how long the tax relief is given to the applicant. The tax relief could be for up to 5 years and is only for the improved portion of the property, meaning that the land and existing building would be valued like any other property. Mr. Langille explained that after this public hearing, this application would be referred to the Finance, Organization, and Personnel Committee for a more detailed review. The Committee would make a recommendation back to the City Council about whether to approve the project and the extent of relief to offer.


Mayor Hansel welcomed the applicant, Randall Walter, representing 310 Marlboro Street, LLC, to describe the scope of the application. Mr. Walter said this project might be more significant than some of his other 79-E applications the City Council had reviewed. He said this project had advanced significantly and would soon be assessed for a Building Permit. At this time, Mr. Walter said the estimated investment to create these 57 apartments was just under \$13 million, meaning it met the project minimum for 79-E. He said there was an existing building that was constructed in 1947 that was added to in 1984; this building forms the base for the proposed housing units. Mr. Walter said the intention was to develop a “live, work, play” community at 310 Marlboro Street. Businesses on the first floor include light manufacturing, office space, a high school, fitness studios, and a hair salon. He said the vision and goal for this housing project were not only informed by the 79-E criteria but were also based on the company’s mission to create a net zero living style that is free of fossil fuels. Mr. Walter said the intention was to build 3 studio units, 36 one-bedroom units, and 18 two-bedroom units. He said there would be a varied façade, with different materials, including wood siding, windows, and some small balconies. He noted that there would be a solar array on the roof of this three-story addition to provide the energy to offset the apartments’ demand. He said the one exception to that would be domestic hot water, which was already built into the project. They had sized the woodchip boiler to produce that hot water and this system had worked successfully for one year. Mr. Walter continued explaining that all of the fixtures throughout the building would be changed to LED in the existing building and there would be nothing but LED fixtures with occupancy sensors throughout the addition. He added that all of the appliances would be Energy Star and the heating and cooling would be from electric air-source heat pumps. Most notably, Mr. Walter said this project received a \$3 million grant from Invest NH. In exchange for this grant, this project would include 15 workforce apartments that would be capped at 80% of the Area Median Income (AMI) for 5 years. He said the intention is to be a live-work community past those 5 years.

Mr. Walter continued discussing the public benefits of this project. He said that this project, and the building addition in particular, were consistent with the Comprehensive Master Plan and the Keene

Energy Plan. Mr. Walter hoped this project would contribute to the new standard of sustainability in Keene. He noted that more people are relocating to NH and one way to attract them is by creating a high-quality housing standard. So, the building would be built to a net zero energy standard. He said the goal is to exceed the Building Code for all the installation systems and windows throughout the building. He noted that he had not yet identified a green building program, but said he knew it could qualify for some easier ones, like Energy Star. Mr. Walter reiterated that the building would be entirely electric with the exception of biofuels for hot water. He thought that one of the most significant things that this project would accomplish is not clearing any land or tearing down any forest, but instead building on an existing site, with infrastructure and density that is already a part of the City. Furthermore, he noted that this building would be adjacent to the Rail Trail.

Mr. Walter concluded his remarks by reiterating that this project would be consistent with the Comprehensive Master Plan by increasing bicycle and pedestrian traffic and limiting car traffic. It would also create a new connection to downtown. He noted that MC² students were already largely coming by bike from the Rail Trail and he said the company would be building some bike racks this spring. Mr. Walter also noted that this project would create jobs. He said that his team had added a construction manager and would add two more jobs for property management once the building is complete (summer 2024). Mr. Walter continued explaining that he thought this tax relief came at a more critical time than ever for this project because of current interest rates. He said that when this project was first conceived 18 months ago, it looked a lot better on paper and the current interest rates. To balance that, they hoped that this tax relief could be in place for 5 years, coinciding with the Invest NH grant, while taking in less rent. He said they anticipated to also receive some property tax relief. Mr. Walter hoped the project would set a good standard, not just for Keene but also for other developers in the Business, Growth, and Reuse District. He hoped someone might see the Kingsbury property and want to do something with it. Mr. Walter concluded that he and his team feel a clear need for this tax relief based on the financial costs. He welcomed questions.

There were no comments from the Council or public. Mayor Hansel closed the public hearing at 7:16 PM, except for written public comments, which would be accepted until 1:00 PM on Tuesday, April 25. Written comments must be signed and submitted to the City Clerk by that date and time to be included in the record. Mayor Hansel referred this matter to the Finance, Organization, and Personnel Committee.

A true record, attest: 
City Clerk

**PRESENTATION – WATER SUPPLY MASTER PLAN AND WELL FACILITIES
EVALUATION – EMERY & GARRETT GROUNDWATER INVESTIGATIONS AND
UNDERWOOD ENGINEERS**

The Mayor welcomed Aaron Costa, the Assistant Public Works Director and Operations Manager of the Keene Water Treatment Facilities. The Mayor also welcomed project’s consultants: James

Emery (Emery & Garrett Groundwater Investigations—a division of GZA GeoEnvironmental), and Keith Pratt (President of Underwood Engineers, which had worked on utility and water projects in Keene since 2008).

Mr. Costa began the presentation by sharing some background. He said that multiple City departments had worked on this plan for the past 2 years and City Staff and its consultants were proud to show the City Council the final product. Mr. Costa said this plan would help steer the City's water supply needs for the next 30 years. First, Mr. Costa wanted to highlight the value of water and what it means to the community. He said that New England is a water-rich part of the country, meaning that for the most part, there is plenty of water here for all needs. Water is a resource that many communities throughout the country take for granted, while other communities struggle with a lack of clean water. Mr. Costa said the effects of climate change are being felt in places like California and other parts of the southwest. He cited a recent news story that called water the new gold in California. He said that other communities are struggling with water contamination from lead, PFAS, arsenic, and more. Mr. Costa was pleased to report that the City of Keene's water supply and water operations were in good shape overall, which was partly due to the City's progressive planning throughout its history.

Mr. Costa continued sharing that Keene's water works was established in 1861 because the City recognized the importance of protecting its water supplies. He said that this long-term planning has benefited Keene. Noting that the Public Works Department has a vast archive of records; he read a passage from Keene's 1902 Water Commission, specifically the Special Committee on Additional Water Supply: *"At the beginning of the year, in response to a largely signed petition earnestly praying for an increased and pure supply of water, a Special Committee on Additional Water Supply was appointed by the City Councils, comprised of the Joint Standing Committee on Water Works, Sewers, and Drains, and the Board of Water Commissioners. The Committee was organized with Norris Guernsey, Chairman, and Henry W. Lane, Clerk. In a report presented to the City government on April 25, this Committee recommended the purchase of 75–100 acres of land below Echo Lake [presently called Woodward Pond] bordering on Roaring Brook so as to preserve the purity of its water, and to purchase a tract of 30 acres on Roaring Brook about ¼ mile east of the Boston Main Railroad, on which to construct an intercepting dam."*

Presently, Mr. Costa explained that the residents, businesses, and industries in Keene use on average 2 million gallons of clean, potable (meets NH and Federal standards for consumption) water every day. The City's water supply is also used for fire protection. The City's water comes from 3 separate water supplies, none of which can meet the City's daily needs alone. Mr. Costa continued explaining that the City has 2 surface water reservoirs located in Roxbury with a safe yield of 2 million gallons per day. Water is conveyed from those reservoirs to Keene's Water Treatment Facility, which was constructed in 1993 and was originally designed to treat 6 million gallons per day. Mr. Costa noted that the Water Treatment Facility has extra capacity if needed, but the size of those dams could be a limiting factor, which the consultants were asked to consider. He added that since 2018, the City had invested approximately \$3 million in refurbishing both Babbidge Dam (built in 1930) and the Woodward Dam (built in 1910). Mr. Costa said that the

City's surface water supply is supplemented by 2 groundwater sources on West Street and Court Street, each of which has been in service for 30–60 years. Due to the age of that infrastructure, numerous upgrades are needed to bring these facilities to current standards and ensure their continued reliable operation.

Mr. Costa continued speaking to the City's proactive planning. He said that in the early 2000s, the City purchased land in the western section of the City off of Arch Street, in the area of Bent Court. He said the City purchased that property as a potential location for an additional groundwater source. Some of the water models indicated that this groundwater source would be in the same watershed as the West Street field, suggesting that it might be a redundant—not additional—source of groundwater. The consultants for this project were asked to look at groundwater sources. Mr. Costa explained that the City's previous Water Supply Master Plan dated back to 1992. Changes in infrastructure, climate, and drinking water regulations—in addition to the age of the plan—indicated that it was time for an update.

Mr. Costa explained that in 2021, the City contracted with GZA GeoEnvironmental and Underwood Engineers to form a robust scope of work, including: the industrial/residential/emergency supply needs, the supply to meet peak demand in the summer, the capacity and longevity of the Court Street and West Street aquifers (there is no gauge for these so it is helpful to know how much they contain and how quickly they recharge), current and future water supply requirements, potential and industrial growth projections (with help of the Community Development Department), climate change and drought projections, additional groundwater needs, and cost projections for implementation of new ground water sources. Otter Brook Lake, Otter Brook, Goose Pond (the City's first water supply in 1868), and Surry Mountain Lake are additional surface water supplies. Mr. Costa said that the consultants performed/studied conservation measures, water quality protection measures, and an extensive well facilities evaluation to determine what it would take to bring the West Street and Court Street wells back up to code and how to keep those facilities running and reliable. He said the consultants also looked at additional revenues.

Mr. Emery said his work focuses on towns and cities that have problems with their water supplies. As such, he commended the City of Keene's long-term planning since the 1800s that has allowed the City to excel in water resource development and maintenance. Mr. Emery said he is a hydrogeologist and in the early 1980s he spent time in Keene working on the West and Street and Court Street well fields, as well as Krif Road. His company has an office in Keene, which keeps them active in the community. Mr. Emery said that in his view, water is the most important asset the City of Keene has, with \$100–\$200 million in investments over the course of the water supply's lifespan. So, he said it was clear that the City needs to protect and enhance this supply. Mr. Emery reviewed the agenda for this presentation, which would not cover every facet of this substantial and detailed report.

Mr. Pratt discussed engineering. He said that some of the City's visions and decisions in the early 1900s allowed the City to still have a robust water system today. Mr. Pratt showed a map of

Keene's water system, including the distribution lines, storage tanks, the water treatment plants, and wells. The consultants looked at the historical demands, noting that the demand on Keene's wells had actually been decreasing over time, either through reduction in users, better management, or repair of leaks in the supply. Mr. Pratt showed a graphic depicting the water coming from the wells and the Surface Water Treatment Plant (60–70% of the demands) over the past 5 years.

The consultants also looked at future demands. Mr. Pratt said the consultants worked with the Community Development Department to determine where in the City there might be growth. Then, the consultants were able to consider how much water Keene needs to be planning for in the future. He continued by showing a graph demonstrating current demands versus future growth in Keene and North Swanzey; modest projections over 20 years showed 11% growth for planning purposes.

Next, Mr. Pratt discussed water supply capacity. He said that one of the consultants' tasks was to assess the safe yields of Keene's surface water supplies. He said there had been 5 studies on Keene's surface waters since 1947 that the consultants reviewed to help identify the safe yield for the reservoirs. He said it really depends on the type of drought condition considered. For example, if considering a 100-year drought, the safe yield of the reservoirs would be approximately 2.2 million gallons per day. He said it would be a greater safe yield if targeting 25-year drought conditions. Thus, they started with a 25-year drought condition as a reasonable target for planning purposes. He showed a graph demonstrating how drought conditions change the safe yield. Mr. Pratt continued, demonstrating the total water supply capacity for the City's surface waters (2.88 million gallons per day capacity; 25-year drought safe yield – 3.2 million gallons per day) and wells (West Street – 0.46 million gallons per day capacity; Court Street – 1.92 million gallons per day capacity). Thus, the City has just over 5 million gallons of water per day to work with.

Mr. Pratt continued by discussing supply versus demand. He showed a graph depicting the City's existing demands today (on an average and max day). He showed how the City's water supply might meet future demands considering future drought conditions, inefficiencies at the Water Treatment Plant, and if one of the wells was out of service for some time. He said the data showed that the City was in pretty good shape. Mr. Pratt noted that the consultants were also tasked with looking at the vulnerability of Keene's water system to things like climate change, or what if the City lost the Babbidge Reservoir or the Water Treatment Plant caught on fire. He said the consultants also analyzed where the City's water was – essentially a sort of water audit to compare what Keene is producing versus what they are billing. Such an audit is the basis for identifying leaks to help the system be more efficient. The City was doing well around the industry standard. The consultants suggested more targeted work to help identify the current water that is unaccounted for (17%, compared to the industry standard of 15%).

Next, Mr. Emery discussed water quality. He said the Roaring Brook watershed's water quality is interesting because it is generally low alkalinity, low turbidity, and meets the maximum contaminant levels. He said that watersheds are subject to turbidity during storm events. A benefit of the Roaring Brook watershed is that it is high in nitrogen and low in phosphorus, making it subject to limited algae blooms, which benefits water quality. The City's surface water and ground

water complement and supplement each other because there are times during the year when the surface water deteriorates and the City moves toward using more ground water, and vice versa; he said that this is where some of the City's vulnerability exists. Mr. Emery said that climate change is real and impacts the ground water and surface water supplies through higher water temperatures, lower growing seasons, more frequent and intense storms, lengthier droughts, and lower surface water flushing time. These flash storms impact erosion, which moves minerals and nutrients into the reservoirs, deteriorating the water quality. Importantly, Keene monitors phosphorus in the reservoirs and over the last 20 years, it has been increasing in the surface water supplies at 0.4 milligrams per liter. Over the last 6 years, however, that figure almost doubled to 0.7 milligrams per liter. Mr. Emery wanted the Council to have a sense that climate change was already impacting the City's surface waters, and while the City was not in trouble at this point, climate change was playing a role in the City's water quality. He said the good news was that the disinfectants that the City uses, iron levels (which can cause problems), manganese levels (which also causes problems), and nitrates from septic systems agricultural fertilizers were all well below the maximum acceptable levels. Mr. Emery said kudos to the City for managing their ground water supplies in a meaningful way. Mr. Emery noted that many cities have had to take their wells offline due to PFAS. He said that towns like Merrimack, NH, have treated all of their production wells at a cost of over \$20 million. He said that was a price tag Keene does not have to worry about right now.

Mr. Emery continued discussing the Court Street well field, the buildings for which were built in the 1960s and 1970s and had exceeded their useful life. He said the conditions of the wells needed to be verified because they had not been tested for sustainable yield since the 1980s. These pump stations do not comply with current building and electrical codes, there are safety issues with the chemical feed systems, there are no alternative access routes to the wells, and there is no back-up power on site. Mr. Emery also explained that if Keene were to develop and permit a new water supply today, it would require a 400-foot protective radius, which is approximately 11 acres. He showed an aerial image of the Court Street well field to demonstrate that the City does not own the land north of Protection Well #2, for example. That land is owned by a golf course and Keene has monitoring wells to test what is coming from that land use. If developed today, that well would not be in compliance because it could not have the 400-foot radius. Mr. Emery said that interestingly, the 400-foot radius does not indicate where the water is coming from. The water feeding and recharging these wells actually comes all the way from Gilsum, Surry, and other communities. The consultants also studied what was happening in the aquifer near these wells. Since 1997, nitrate had declined and arsenic/iron/manganese were all flat lined. Mr. Emery did show that chloride was increasing slightly in the aquifer because of de-icing, which needed to be incorporated into a long-term monitoring plan and salt reduction mitigation plan. Salt is the primary ground water contaminant in the state of NH and is easily controllable.

Next, Mr. Emery discussed the West Street well field. The well house was constructed in 1965. In 1988, Well #1 was replaced and the corrosion control building was built. The West Street structures and equipment had exceeded their useful lives, did not comply with building and electrical codes, had safety issues with chemical feed systems, and had no back-up power. Additionally, this well field's existing access was not located within the legal access easement and there was a farm

encroaching on the 400-foot sanitary protective radius. Mr. Emery showed an aerial image of the West Street well, demonstrating the 400-foot protective radius and the farm encroachment north of the well. He added that the City does not own the land south of this well. Mr. Emery said there was a current effort to have that landowner cooperate in reducing the overall activities in close proximity to that well. He showed another map to demonstrate the actual well head protection area—what contributes water to the well—which indicated that this water was coming from a large area that included some dense residential developments. Like for the Court Street site, nitrate in the West Street well had been declining and manganese remained low. Additionally, chloride had risen over the last 20 years, further indicating the need for a salt management program.

Mr. Emery discussed the artificial recharge basin, whether there is a way to enhance the yield of Keene's wells, and whether surface water could be used during peak flow of climate change induced storms. Essentially could surface water from these storms be put into the ground and withdrawn later? He said this was something the consultants were working on with the University of NH, as well as the towns of Durham and Dover, NH. The artificial recharge system works by taking water from a river during peak flow and putting it into basins, allowing it to drain into the aquifer and migrate toward the well. Accomplishing this was unlikely at the West Street site, but Mr. Emery said it was possible at the Court Street well field. He said the consultants looked at where this could work with the Ashuelot River and Goose Pond, the latter of which already has a historic underground pipeline connected to it. So, if the City ever wanted to use surface water to enhance the yields of the Court Street wells, the City has these two options to consider. He showed a map indicating where the consultants determined that these artificial recharge basins could be located. He showed a geological cross section of the production wells to demonstrate where the water could enter a basin to begin infiltrating into the wells to enhance yields. Mr. Emery said that the geology, surface water options, and the aquifer are all favorable to this being a possible future option for the City.

Next, Mr. Emery talked about the consultants' task to determine whether the City had any potential new ground water sources. He said that in the late 1980s/early 1990s he worked on the Robertson Field and drilled a well with a capacity of 700,000 gallons of water per day. At the time, his team recommended that the City buy that property and the City did. He said this is a well site with a 400-foot protective radius that the consultants believed could be developed in the future. The consultants also looked at potential options around the airport, where there is a significant aquifer, but found that it was a TCE contaminant site and there is a fire training facility (with PFAS likely) that would be problematic. He showed two areas on the airport property in the north central Swanzey region where future well development could be possible. Mr. Emery said the consultants looked at potential new surface water sources—Otter Brook and Surry Mountain Lake—but the costs were too substantial.

Next, Mr. Emery discussed potential additional revenue sources for the City. The consultants considered the bottled water industry, which the City could pursue by being a private label (requires bottling, a financial plan, and backing) or through bulk water transport. Within a 100-mile radius around Keene, there were 11 million people in the population, which Mr. Emery said was a good

basis for a bottled water operation. Keene could have a bulk water facility where large truck come into a well site to purchase water at \$0.01 per gallon; if the City produced 100,000 gallons per day—which Keene’s wells are capable of—the revenue could potentially be \$1,000 daily.

Mr. Pratt touched on levels of service, which helped to define some of the recommendations in this plan such as diversity of supplies, building in redundancy, and the future vision. He also talked briefly about normalized costs detailed in the plan, which were developed by identifying planning-level costs (that indicate the magnitude of the costs), which were divided by the gallons of water the City could produce. The normalized costs help to help rank projects. Some projects were a lower cost on a normalized basis and helped drive some recommendations in the plan. A lot of those projects ranged from \$3–\$6 per gallon per day, while some were upward of 3 times those costs. He showed some cost comparisons for ground water and surface water. He said Otter Brook was mentioned as a surface water possibility in the 1993 report as a long-term vision but there was no current recommendation to do anything with that site; the possibility was the lowest cost surface water at \$6 per gallon daily.

Mr. Pratt briefly discussed the recommendations in the plan, which he said fell into two categories: infrastructure (the City had received some grant money for these options) and the long-term vision decisions for redundancy, resiliency, and planning for the future of Keene. Mr. Emery concluded by noting that the City had already reaped some benefits of this Water Supply Plan—the NH Department of Environmental Services had already given the City a \$50,000 grant for on the basis of this plan. He said there was no match required; it was a gift from the State for doing this plan and to help build on it moving forward. The consultants welcomed questions. Mayor Hansel thanked Mr. Emery and Mr. Pratt for their work.

Regarding surface water, Councilor Giacomo said he knew that the Robin Hood, Otter Brook, and Surry Mountain dams all had issues with e-coli outbreaks during droughts. He imagined there was technology at the Water Treatment Plant to deal with that. He asked if such biological outbreaks burden the Plant more than a well, for example. Mr. Pratt said the short answer was yes. He said this study was less about water quality and more so about trying to identify supplies for redundancy and resiliency. Those biological outbreaks can be managed. Mr. Emery said one thing that is interesting and unique about Keene is that the surface water complements and supplements the ground water, and vice versa. He said that surface water quality conditions change with more frequent storm events, especially rapid storm events with higher levels of turbidity and erosion, which would cause more issues associated with the chemistry of surface waters. To be more proactive, the City could consider whether it has the capacity to manage catastrophic events like increases in phosphorus, algae blooms, or cyanobacteria blooms on a water body. He did not think Keene was quite there yet, but thought the City was on the right path forward.

Councilor Madison asked if the City was currently monitoring biological oxygen demand in the Roaring Brook watershed. Mr. Costa did not believe so at this time. Councilor Madison asked if there was a Forest Management Plan for the Roaring Brook watershed. Mr. Costa said yes, there is

a Watershed Master Plan as well but Staff were only considering preliminary actions at this time. Mr. Costa said water quality comes into play when managing forests in a watershed.

Councilor Jones noted that the City basically outputs one product—potable (i.e., safe, consumable) water. He mentioned how some communities in Europe have two water systems, including grey water that fills toilets, fire hydrants, irrigation/sprinkler systems, etc., that do not require potable water. He wondered if implementing such an option was possible in Keene over time. Mr. Pratt said that those systems were gaining very little traction in New England and the consultants were working on one of the only ones in NH on Star Island. He said it would likely require a study of its own as it was not considered in this Master Plan. Mr. Emery added that grey water systems are often enacted in response to water supply scarcity and there might not be sufficient cost benefit for the City to consider that option.

Mayor Hansel thanked the presenters.

PRESENTATION – CITY OF KEENE HOUSING NEEDS ANALYSIS AND STRATEGY

Mayor Hansel postponed this presentation until a future agenda.

CONFIRMATION – HUMAN RIGHTS COMMITTEE

Mayor Hansel nominated Gina Burke as a regular member and Jennifer Nescimento as an alternate member of the Human Rights Committee, both with terms to expire December 31, 2025. A motion by Councilor Powers to confirm the nominations was duly seconded by Councilor Greenwald. The motion carried unanimously on a roll call vote with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

COMMUNICATION – COUNCILOR REMY – REQUESTING THE CITY’S CONSIDERATION – CENTRALIZED SOLID WASTE GROUP DEFAULT RATES AND BILLING

A communication was received from Councilor Remy, referring to the recent success of the City’s negotiations regarding community power and raises the question of whether the City could leverage any savings for Keene’s taxpayers regarding negotiated group default rates for solid waste management. Mayor Hansel referred the communication to the Finance, Organization, and Personnel Committee.

COMMUNICATION – MONADNOCK INTERFAITH PROJECT – ENCOURAGING THE CITY OF KEENE TO AFFIRM THE RECOMMENDATIONS IN THE HOUSING NEEDS ASSESSMENT REPORT

A communication was received from Roye Ginsberg on behalf of the Monadnock Interfaith Project, encouraging the City of Keene to affirm the recommendations in the Housing Needs Assessment

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Report and requesting that the City of Keene pursue a Housing Fund, whether City-run or as part of a regional collaboration. Mayor Hansel accepted the communication as informational.

COMMUNICATION – SPECTRUM CABLE/CHARTER COMMUNICATIONS – REQUEST TO INSTALL AN UNDERGROUND COMMUNICATION CONDUIT IN THE RIGHT-OF-WAY

A communication was received from Ryan Snow, Construction Coordinator for Spectrum Cable (Charter Communications), requesting permission to install underground communications conduits in the right-of-way along the south side of Krif Road and the east side of Cornwell Drive. Mayor Hansel referred the communication to the Planning, Licenses, and Development Committee.

PLD REPORT – CABANA FALLS WINERY – PERMISSION TO OFFER SAMPLES AND SELL ALCOHOL AT KEENE FARMERS’ MARKET

A Planning, Licenses, and Development Committee report read, recommending that Cabana Falls Winery be granted permission to sell alcohol and provide individual product samples to patrons at the 2023 Keene Farmers’ Market on City property licensed to the Farmers’ Market of Keene in accordance with the requirements of the State Liquor Commission. Said permission is contingent on the following: submittal of a signed letter of permission from the Farmers’ Market of Keene; obtainment of all necessary permits and licenses and compliance with all laws. A motion by Councilor Giacomo to carry out the intent of the Committee report was duly seconded by Councilor Jones. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

PLD REPORT – KEENE FAMILY YMCA – REQUEST FOR ROAD CLOSURE – SUMMIT ROAD – JUNE 4, 2023

A Planning, Licenses, and Development Committee report read, recommending that the City Council grant permission to the Keene Family YMCA to sponsor a youth triathlon on Sunday, June 4th, 2023 from 8:00 AM to 1:00 PM, including the closure of Summit Road just after the YMCA entrance and Summit Ridge Drive where it intersects with Summit Road subject to the following conditions: the signing of a revocable license and indemnification agreement and the submittal of a certificate of liability insurance in the amount of \$1,000,000 listing the City of Keene as an additional insured. This license is conditional upon the petitioners providing an adequate number of volunteer race marshals to ensure runner safety along the course, providing advance notice of the race to impacted residents, and subject to any recommendations of City staff. Petitioner agrees to absorb the cost of any City services provided, and agrees to remit said payment within 30-days of the date of invoicing. A motion by Councilor Giacomo to carry out the intent of the Committee report was duly seconded by Councilor Jones. The motion carried unanimously with 13 Councilors present and voting in favor.

PLD REPORT – KEENE SWAMPBATS – REQUEST TO DISCHARGE FIREWORKS – JULY 3, 2023

A Planning, Licenses, and Development Committee report read, recommending that the Keene Swamp Bats be granted permission for the discharge of display fireworks on Monday, July 3rd, 2023 on Alumni Field at no later than 10:00 PM subject to following conditions: the signing of a revocable license and indemnification agreement; that the Keene Swamp Bats provide a certificate of liability insurance with the City of Keene listed as additional insured in the amount of \$1,000,000; that the fireworks vendor also provide a certificate of liability insurance with the City of Keene listed as additional insured in the amount of \$1,000,000; submittal of a signed letter of permission from SAU 29 for use of their property; and obtainment of a State Fireworks permit. In addition, the petitioner agrees to comply with any recommendations of City staff. The Petitioner agrees to absorb the cost of any City services over and above any amount of City funding allocated in the FY 23 Community Events Budget for the July 3rd display. Said payment shall be made within 30-days of the date of invoicing. A motion by Councilor Giacomo to carry out the intent of the Committee report was duly seconded by Councilor Jones. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

PLD REPORT – FIREWORKS RESTAURANT – REQUEST TO SERVE ALCOHOL – SIDEWALK CAFÉ

A Planning, Licenses, and Development Committee report read, recommending that Fireworks Restaurant be granted permission to serve alcoholic beverages in connection with their Sidewalk Café License, subject to the customary licensing requirements of the City Council, compliance with the requirements of Sections 46-1191 through 46-1196 of the City Code, and compliance with any requirements of the NH Liquor Commission. This license shall expire on March 1, 2024. A motion by Councilor Giacomo to carry out the intent of the Committee report was duly seconded by Councilor Jones. Councilor Greenwald reminded the Council that he had a conflict of interest statement on file because of his business relationship with Fireworks Restaurant and he would not be voting on this item. The motion carried unanimously with 12 Councilors present and voting in favor. Councilor Greenwald abstained. Councilors Ormerod and Bosley were absent.

PLD REPORT – REQUEST TO USE CITY PROPERTY – 2023 KEENE PRIDE FESTIVAL

A Planning, Licenses, and Development Committee report read, recommending that the Keene Pride Group be granted permission to use downtown City rights-of-way on Sunday, September 17th, 2023 to conduct a Keene Pride Celebration, including participating downtown businesses decorating their storefronts for the week leading up to the event date, conditional upon the following:

- This license is granted based upon the event scope presented to City staff during protocol meetings held to date, changes or additions to the license may require that an amended license be issued by the City Clerk and no changes to this license or the associated protocol documents will be accepted after August 1, 2023;

- The furnishing of a certificate of liability insurance in the amount of \$1,000,000 naming the City of Keene as an additional insured;
- The signing of a standard revocable license and indemnification agreement;
- That the agreed upon footprint and layout for the event shall encumber Central Square, including the traveled portion of the road requiring the following road closures: Central Square, West Street at Central Square (with a slip lane for eastbound West Street traffic to go south on Main Street), Roxbury Street from the easterly side of the Hannah Grimes Parking Lot to Central Square, Washington Street from Vernon Street to Central Square, and Court Street from Winter Street to Central Square.
- That the Petitioner is permitted to place porta-potties and a dumpster in City parking spaces located at the base of Washington Street, and additional porta-potties on Roxbury Street from Friday, September 15, 2023 to Monday September 18, 2023, which will be chained together and affixed to ensure they are not vandalized while unattended overnight;
- That the actual event will be held from 12:00 PM to 6:00 PM with the times for set up and clean up to be established with City staff;
- That free parking be granted under the provisions of the free parking policy for City parking spaces on Washington Street and Roxbury Street needed for storage of equipment from Friday, September 15, 2023 to Monday September 18, 2023, and spaces within the event footprint on the day of the event;
- The submittal of signed letters of permission from any private property owners for the use of their property; and
- Said permission is granted subject to obtainment of any necessary licenses or permits and compliance with all laws; and compliance with any recommendations of City staff.

In addition, the Petitioner agrees to absorb the cost of any City services provided, and agrees to remit said payment within 30-days of the date of invoicing. A motion by Councilor Giacomo to carry out the intent of the Committee report was duly seconded by Councilor Jones. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

PLD REPORT – PATHWAYS FOR KEENE – REQUEST FOR LICENSE – 4 ON THE 4TH ROAD RACE – JULY 4, 2023

A Planning, Licenses, and Development Committee report read, recommending that the City Council grant permission to Pathways for Keene to sponsor a running race on Tuesday, July 4th, 2023, subject to the signing of a revocable license and indemnification agreement and the submittal of a certificate of liability insurance in the amount of \$1,000,000 listing the City of Keene as an additional insured. In addition, the Police Department shall identify Railroad Street immediately adjacent to Railroad Square as a No Parking zone from the hours of 6:00 AM to 11:00 AM. This license is conditional upon the petitioners providing an adequate number of volunteer race marshals to ensure runner safety along the course, and subject to any recommendations of City staff. Petitioner agrees to absorb the cost of any City services over and above any amount of City funding allocated in the FY 23 Community Events Budget. Said payment shall be made within 30- days of the date of invoicing. A motion by Councilor Giacomo to carry out the intent of the Committee

report was duly seconded by Councilor Jones. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – 2022 HOMELAND SECURITY GRANT PROGRAM – SEARCH AND RESCUE EQUIPMENT

A Finance, Organization, and Personnel Committee report read, recommending that the City Manager be authorized to do all things necessary to apply for, accept and expend the 2022 Homeland Security Grant Program – Search and Rescue Equipment grant in the amount of \$14,773.43. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – VESTED INTEREST IN K9’S, INC. GRANT AWARD FOR THE KEENE POLICE CANINE PROGRAM

A Finance, Organization, and Personnel Committee report read, recommending that the City Manager be authorized to do all things necessary to accept and expend a bulletproof vest grant that was awarded to the Keene Police Canine program through a grant application. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – ACCEPTANCE OF STATE OF NEW HAMPSHIRE GRANT FUNDING FOR YOUTH SERVICES’ JUVENILE COURT DIVERSION PROGRAMMING

A Finance, Organization, and Personnel Committee report read, recommending that the City Manager be authorized to do all things necessary to accept and expend funds provided by the State of New Hampshire for Juvenile Court Diversion programming. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – LEASE AGREEMENT – 11 CENTRAL SQUARE

A Finance, Organization, and Personnel Committee report read, recommending that the City Manager be authorized to do all things necessary to negotiate and execute a lease with Culinary Journey Management, LLC for the use of space at 11 Central Square. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – COMMUNITY DEVELOPMENT FINANCE AUTHORITY – COMMUNITY CENTER INVESTMENT PROGRAM

A Finance, Organization, and Personnel Committee report read, recommending that the City Manager be authorized to execute the submission of the application for Community Development Finance Authority Community Center Investment Program for the purposes of renovating the Brian A. Mattson Recreation Center. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – CITY HALL STRUCTURAL REPAIRS PROJECT – REQUEST TO REALLOCATE FUNDS

A Finance, Organization, and Personnel Committee report read, recommending that the City Council reallocate \$60,000 from the West Keene Fire Station Project (65J0010) to the City Hall Structural Repairs Project (65J0002). A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

FOP REPORT – CHANGE ORDER 1 – WATER SUPPLY MASTER PLAN AND WELL FACILITIES EVALUATION

A Finance, Organization, and Personnel Committee report read, recommending that the City Manager be authorized to do all things necessary to execute Change Order 1 with Emery & Garret Groundwater Investigations/GZA for additional engineering services for the Water Supply Master Plan and Well Facilities Evaluation for an amount not to exceed \$30,000.00 for Contract 02-20-11. Councilor Remy voted in opposition. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy.

Councilor Remy agreed that the work performed by the consultants was great and he had no concerns with that. Councilor Remy said that for him, it was more about the principle of coming back after the work was completed on a project, whether this one went through a Request for Proposals (RFP). He said that when competing with other businesses and one wins a RFP based on the pricing promised, and then the business comes back to the Council at the end asking for more money, it seemed unusual. Whether or not the work was exceptional, he did not think this process was right.

Councilor Giacomo asked if the extra cost was because of something that the City requested after the Request for Proposals had been finalized; were the consultants simply satisfying the City's request? Councilor Powers deferred to Mr. Costa, who first clarified that it was not a Request for Proposals but a Request for Qualifications, and the consultants were selected based on their qualifications. Mr. Costa said that as this process progressed, the City worked with GZA and Underwood to get the best product to meet the City's expectations, which cost a little bit more than

the consultants provided in their original scope of work. He said the consultants knew they were doing this work at their own risk but in the end, they saw that their level of effort was much greater than they anticipated originally. Mr. Costa said that this report and all of the consultants' work met the City's expectations and he thought the City might have driven the consultants more than they anticipated, which was the reason for them coming back with this change order.

Councilor Filiault said he shared some of Councilor Remy's concerns. Councilor Filiault continued that it concerned him that any proposal coming to the City could have a company intentionally indicate a lower price to win the bid and then request more money at the end. He stated that he was not accusing these consultants of that. Still, he thought that unless there was a lot of unforeseen work, he disagreed with the City having to come up with extra money at the end of a project per a consultant request. He thought that the consultants presented a figure at the beginning, the City agreed to pay that amount, and so the City should pay that amount. He said that if the company had to "eat a little bit because they underestimated, that's business."

Councilor Madison reiterated what Mr. Costa said, which was that this was a Request for Qualifications, not a Request for Bid with a specific number attached to it. Councilor Madison said he used to write reports like this for a living during his first 5 years in NH. Although his reports were for smaller communities and water system providers, they had the same general guidelines. From what Councilor Madison saw, he said this was a pretty exceptional report that would serve the City very well for the next 30–50 years. He added that this report was something the City could ultimately use to secure and leverage more State and Federal funding through the NH Department of Environmental Services, Rural Development, or the US Department of Agriculture. Councilor Madison thought this \$30,000 was a wise investment for the benefit to the City. He thought the consultants deserved the increase.

Councilor Williams thought that when the City asks a company to do work, the City should pay them for that work. He said this was coming from his perspective as someone who works for government entities and deals with pushback against this a lot. Still, he said that fair is fair, and the City asked the consultants to perform this work. Councilor Williams did not want future companies to see denying these funds as a precedent.

Councilor Greenwald said to bear in mind that it is not the Council's money, it is the water using taxpayers' money. He said that if he hired a contractor for work and then asked them to do more work, there would be a change order, which is an agreement in advance for the extra funds. Councilor Greenwald expressed gratitude for the consultants' exceptional work, but said that in the future, the Council should protect the public and not spend their money without good reason. He said this should have been an approved change order.

Councilor Roberts recalled that these consultants were chosen based on their qualifications, not based on a fixed price. He said less qualified applicants could provide a lower bid for minimum work. To Councilor Greenwald's point, Councilor Roberts thought there was an error in trust on both sides of this issue. Councilor Roberts agreed that in reality, this should have been through

change orders but said that can be challenging, because then the work must stop until the Council approves the change orders. He thought this could be a good lesson and he would vote in favor.

Councilor Johnsen thought it was very important to pay this extra cost because from her understanding, the State and Federal governments were giving out money and the City did not want to send a message that they are not willing to pay for a little bit more work. She said money was flowing and she would vote in favor.

The motion carried with 10 Councilors voting in favor. Councilors Greenwald, Filiault, and Remy voted in opposition. Councilors Ormerod and Bosley were absent.

CITY MANAGER COMMENTS

The Assistant City Manager/HR Director, Elizabeth Fox, began by reporting that the Council and community were invited to participate in the annual Green Up Keene event on Saturday, April 22 beginning at 8:00 AM. For this annual event, everyone comes together to beautify the community, streets, trails, and parks. Anyone wishing to participate could pick-up supplies at a drive-through at the Public Works Department (350 Marlboro Street) from 8:00 AM–12:00 PM. Participants could reserve an area to clean-up ahead of time by signing-up in advance, or they could show-up and be assigned a spot.

The Assistant City Manager concluded her report, noting that construction season was underway. She said that the Engineering Division asked her to help inform the community that the Island Street Bridge would be closing to vehicles on Monday, April 24. The bridge would still be open to pedestrians until early May. She asked everyone to spread the word to the community.

ACCEPTANCE OF DONATIONS – FINANCE DIRECTOR

A memorandum read from the Finance Director/Treasurer, Merri Howe, recommending that the City Council accept the donations below—totaling \$3,550—and that the City Manager be authorized to use each donation in the manner specified by the donor.

- The Keene Parks, Recreation, and Facilities Department received a generous donation of \$300.00 from GFA Federal Credit Union. The donation is to be used for the Human Rights Committee collaboration with the Keene International Festival to host the annual event at the Recreation Center on Saturday, September 23, 2023, from 11:00 AM to 3:00 PM. The event was created to showcase and celebrate the rich cultural diversity of the Keene community through activities that engage and connect people to each other and is free and open to the public.
- The Keene Fire Department received 2 donations in appreciation of the Department's care and kindness. The first donation in the amount of \$3,000 is from Celine Gandolfo in memory of Donna Gandolfo. The second donation in the amount of \$250 is from Karen Phillips in the memory of her mother Dorothy Lynde.

A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Remy. The motion carried unanimously with 13 Councilors present and voting in favor. The Mayor and Council expressed their appreciation for the generous donations. Councilors Ormerod and Bosley were absent.

REPORT – NOMINATION OF JAY KAHN TO THE SOUTHWEST REGION PLANNING COMMISSION BOARD OF DIRECTORS – PLANNING BOARD

A report read from the Planning Board, recommending the confirmation of Jay Kahn to the Southwest Region Planning Commission. A motion by Councilor Powers to confirm the nomination was duly seconded by Councilor Greenwald. The motion carried unanimously on a roll call vote with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

REPORT – GILSUM ROAD AND WASHINGTON STREET EXTENSION LAND ACQUISITION – CONSERVATION COMMISSION

A report read from the Conservation Commission, authorizing Sparky Von Plinsky (Chair) to write a letter urging the City to grant permission to purchase two properties from Hull Forestry Products. Mayor Hansel referred the report to the Finance, Organization, and Personnel Committee.

REPORT – ORDINANCE O-2023-06: RELATING TO AMENDMENTS TO THE LAND DEVELOPMENT CODE, ACCESSORY DWELLING UNITS – JOINT PLANNING BOARD/PLANNING, LICENSES, AND DEVELOPMENT COMMITTEE

A report read from the Joint Planning Board/Planning, Licenses, and Development Committee. The Planning Board found that Ordinance O-2023-06 was consistent with the City's 2010 Master Plan. The Planning, Licenses, and Development Committee, requested that the Mayor set a public hearing. Mayor Hansel scheduled a public hearing for May 18, 2023 at 7:00 PM.

REPORT – ORDINANCE O-2022-19-B: RELATING TO AMENDMENTS TO THE LAND DEVELOPMENT CODE – ZONING REGULATIONS & APPLICATION PROCEDURES – JOINT PLANNING BOARD/PLANNING, LICENSES, AND DEVELOPMENT COMMITTEE

A report read from the Joint Planning Board/Planning, Licenses, and Development Committee. The Planning Board moved unanimously to amend Ordinance O-2022-19-A and remove all proposed amendments to Article 15. The Planning Board found that the amended Ordinance O-2022-19-B was consistent with the City's 2010 Comprehensive Master Plan. The Planning, Licenses, and Development Committee requested that the Mayor set a public hearing. Mayor Hansel set a public hearing for May 18, 2023 at 7:05 PM.

ORDINANCE FOR SECOND READING – RELATING TO THE SALE, POSSESSION AND DISPLAY OF FIREWORKS ORDINANCE – O-2023-07

A Planning, Licenses, and Development Committee report read on a vote of 4–1, recommending the adoption of Ordinance O-2023-07. Mayor Hansel filed the report. A motion by Councilor Giacomo to adopt Ordinance O-2023-07 was duly seconded by Councilor Jones.

Councilor Williams expressed his opposition to this Ordinance. The Councilor noted he was not a fan of fireworks, especially in his neighborhood, and he thought there would be more fireworks there as a result of this Ordinance. He said this was easing up on these rules a bit, which Councilor Williams equated to raising speed limits because there is too much speeding on a street. He said it would not solve the problem. He said that just a few days prior, someone was shooting fireworks off in Robin Hood Park, upsetting all of the dogs and others in the neighborhood. He added that fireworks create air pollution, litter, and noise. Fireworks are bad for animals and veterans with PTSD, among many other groups. He said it was one thing when fireworks were only used on holidays, but now they are used all the time. Councilor Williams did not think the City of Keene needed more fireworks.

The motion carried on a roll call vote with 10 Councilors present and voting in favor. Councilors Williams, Chadbourne, and Workman voted in opposition. Councilors Ormerod and Bosley were absent.

ORDINANCE FOR SECOND READING – RELATING TO AMENDMENTS TO THE PLANNING BOARD SUBDIVISION REGULATIONS – ORDINANCE O-2023-08

A Planning, Licenses, and Development Committee report read on a vote of 5–0, recommending the adoption of Ordinance O-2023-08. Mayor Hansel filed the report. A motion by Councilor Giacomo to adopt Ordinance O-2023-08 was duly seconded by Councilor Jones.

Councilor Jones recalled that in 2022, the Council considered the Conservation Residential Development Ordinance, which he said several Councilors and residents opposed. He said that this Ordinance O-2023-08 addressed the standards for site plan reviews and addressed those issues. He would vote in favor. Discussion ensued about the fact that the minimum lot size in the Rural Zone, which was controversial, was separated out of this Ordinance. The Community Development Director, Jesse Rounds, said that the Council would hear that issue again during a City Council public hearing on May 4. The motion carried unanimously on a roll call vote with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

ORDINANCE FOR SECOND READING – RELATING TO CLASS ALLOCATION & SALARY SCHEDULE ORDINANCE – O-2023-09

A Finance, Organization, and Personnel Committee report read on a vote of 5–0, recommending the adoption of Ordinance O-2023-09. Mayor Hansel filed the report. A motion by Councilor Powers to adopt Ordinance O-2023-09 was duly seconded by Councilor Remy. The motion carried

unanimously on a roll call vote with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

ORDINANCE FOR SECOND READING – RELATING TO PERSONNEL SYSTEMS & PROCEDURES – ORDINANCE O-2023-10

A Finance, Organization, and Personnel Committee report read on a vote of 5–0, recommending the adoption of Ordinance O-2023-10. A motion by Councilor Powers to adopt Ordinance O-2023-10 with a retroactive effective date of May 31, 2023. The motion was duly seconded by Councilor Remy. The motion carried unanimously on a roll call vote with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

RELATING TO A CDBG GRANT APPLICATION – ROOSEVELT SCHOOL APARTMENTS – RESOLUTION R-2023-21

Southwest Regional Planning Commission submitted a Resolution that would approve a grant application for Federal CDBG funds to the NH Community Development Finance Authority. The proposal was to request up to \$500,000 in CDBG Public Housing funds to be sub-granted, less administration costs, to Keene Housing to be used toward the development of apartments for low and moderate-income households at 438 Washington Street. Mayor Hansel referred Resolution R-2023-21 to the Finance, Organization, and Personnel Committee. The Mayor set a public hearing for May 4 at 7:00 PM.

ACCEPTANCE OF DEEDS AND RETURN OF LAYOUT – MAGNOLIA WAY – RESOLUTIONS R-2023-22, R-2023-23, AND R-2023-24

Attorney Paul J. Alfano, representing Neuvo Transfers, LLC, submitted a petition that would lay out a public way, west of Winchester Street called Magnolia Way. Mayor Hansel scheduled a site visit and public hearing for June 1, 2023 at 5:45 PM and 7:00 PM, respectively.

ACCEPTANCE OF DEED AND RETURN OF LAYOUT – MATTHEWS ROAD AND WINCHESTER STREET INTERSECTION – RESOLUTIONS R-2023-25 AND R-2023-26

Attorney Paul J. Alfano, representing Neuvo Transfers, LLC, submitted a petition for the layout of modifications to Matthews Road as it intersects Winchester Street. Mayor Hansel scheduled a site visit and public hearing for June 1, 2023 at 5:50 PM and 7:05 PM, respectively.

RELATING TO THE APPROPRIATION OF FUNDS FROM THE GENERAL FUND UNASSIGNED FUND BALANCE (FIRE DEPARTMENT STAFFING) – RESOLUTION R-2023-18

A Finance, Organization, and Personnel Committee report read on a roll call vote of 5–0, recommending the adoption of Resolution R-2023-18. Mayor Hansel filed the report. A motion by

04/20/2023

Councilor Powers to adopt Resolution R-2023-18 was duly seconded by Councilor Remy. The motion carried on a roll call vote with 13 Councilors present and voting in favor. Councilors Ormerod and Bosley were absent.

RELATING TO USE OF THE SOLID WASTE UNALLOCATED FUND BALANCE TO
ENABLE COMMON SPACE RENOVATION AT THE TRANSFER STATION/RECYCLING
CENTER – RESOLUTION R-2023-20

A memorandum read Assistant Public Works Director, Duncan Watson, recommending Resolution R-2023-20 be referred to the Finance, Organization and Personnel Committee for their review and recommendation. The Mayor filed the memorandum and referred the Resolution to the Finance, Organization, and Personnel Committee.

ADJOURNMENT

There being no further business, Mayor Hansel adjourned the meeting at 8:59 PM.

A true record, attest:



City Clerk