

SITE VISIT - AMENDED RETURN OF LAYOUT - GROVE STREET

A site visit was held on Thursday, September 4, 2025, relative to a petition from Donald Lussier, Public Works Director of the City of Keene. The site visit commenced at 5:30 PM. Councilors in attendance included: Kate M. Bosley, Laura E. Tobin, Michael J. Remy, Randy L. Filiault, Robert C. Williams, Edward J. Haas, Philip M. Jones (arrived at 5:33 PM), Andrew M. Madison, Kris E. Roberts, Jacob R. Favolise, Bryan J. Lake, Catherine I. Workman, Bettina A. Chadbourne, and Mitchell H. Greenwald. Thomas F. Powers was absent. Mayor Jay V. Kahn, City Manager Elizabeth Ferland, City Attorney Amanda Palmeira, Deputy City Manager Rebecca Landry, and Public Works Director Donald Lussier were also present.

With the aid of a drawing, the Public Works Director oriented the Councilors as to the location of the amended layout of Grove Street at its intersection with Water Street. He made note of two areas the City had purchased in 2014 to widen the street and provide for an additional turning lane. This was deemed necessary at the time when a traffic study was done that took into consideration a pending development project that never came to fruition. Public Works has since received requests from the public to reconfigure this intersection to better align with Community Way and eliminate the left turn lane. A recent traffic study revealed these changes could be made without compromising safety.

Mr. Lussier went on to point out the area along the right side of Grove Street, noting that Habitat for Humanity was interested in the City returning this strip of land to the adjacent parcel along the eastern parcel boundary, which would allow them to develop a duplex on the property. The City would retain a small area where public utilities are located and for tractor trailer turning movements.

If this is approved, the City Manager would execute a deed conveying the land removed from the public right-of-way to the adjacent property owner, with an easement in place for the City to retain an existing fire hydrant in this location.

The site visit concluded at 5:42 PM.

A true record, attest:



City Clerk

A regular meeting of the Keene City Council was held on Thursday, September 4, 2025. The Honorable Mayor Jay V. Kahn called the meeting to order at 7:03 PM. Roll called: Kate M. Bosley, Laura E. Tobin, Michael J. Remy, Randy L. Filiault, Robert C. Williams, Edward J. Haas, Philip M. Jones, Andrew M. Madison, Kris E. Roberts, Jacob R. Favolise, Bryan J. Lake, Catherine I. Workman, Bettina A. Chadbourne, and Mitchell H. Greenwald were present. Thomas F. Powers was absent. Councilor Haas led the Pledge of Allegiance.

MINUTES FROM PRECEDING MEETING

A motion by Councilor Greenwald to adopt the August 21, 2025, meeting minutes as presented was duly seconded by Councilor Bosley. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

ANNOUNCEMENTS

Mayor Kahn announced a City Council Workshop on Tuesday, September 16, 2025, at 6:00 PM in the Council Chambers. This Workshop would be to discuss the NH Community Revitalization Tax Relief Incentive Program (RSA 79-E), including Residential Property Revitalization Zones (RSA 79-E:4-B) and Housing Opportunity Zones (RSA 79-E:4-C).

Next, the Mayor reminded everyone that the filing period to declare candidacy for the upcoming Municipal Elections in November 2025 was underway and would continue through Tuesday, September 9, 2025, at 5:00 PM. The City Clerk would be accepting declarations for the offices of Mayor, Councilor-at-Large, and Ward Councilor to be included on the October 7th Municipal Primary ballot. The General Election is November 4th.

Mayor Kahn reported out on public events that occurred in August 2025. The Mayor asked the community to join him in thanking all the organizers for their leadership efforts conducting these events, which bring vibrancy to the City:

- First Responders Appreciation Event on August 23 at Alumni Field: The Mayor said organizers, Jim Coppo and Jimmy Tempesta, did an outstanding job. Mayor Kahn congratulated the Keene Police Department for winning the softball game and called it a good community event, saying it was nice to see the first responders enjoying a day with their families.
- Keene Music Festival on August 30 in downtown Keene: The Mayor thought the event organized by Pablo Fleischmann/Keene Music Fest Board was nicely attended, with approximately six different music venues.
- Art in the Park on August 30 and 31 at Ashuelot River Park: Organized by The Monadnock Area Artists Association, these events were also very successful and well attended.
- Monadnock Overdose Awareness Day Candlelight Vigil on August 31 at Central Square: The Mayor thanked Councilors Tobin and Williams for attending. Mayor Kahn called it a meaningful event for attendees who told stories about loved ones lost to overdoses, and for others in attendance to recognize the losses that people in the community were suffering.

The Mayor also shared upcoming community events in September 2025:

- The Colonial Season Opening on September 6, 2025: A performance by New Orleans jazz performer, Glen David Andrews. The Colonial kept ticket prices low at \$25. The Mayor and City Manager offered to help introduce the season to the community, as the Colonial Theater is such an important part of the downtown vibrancy. Mayor Kahn was honored that The Colonial's new Director, Keith Marks, wanted to partner with the City in presenting their season opening.
- September 11 Anniversary: Remembering the horrors that occurred on September 11, 2001.
- Growth by Giving Music Festival on September 14 at Best Western. All ticket sales would benefit charities in the community.
- Keene Pride Festival on September 21, 2025, in downtown Keene: An opportunity for the community to show support for the Pride organization and those who identify with LGBTQIA+ members of the community.
- Constitution Week, September 17–23, 2025: The Mayor said the Daughters of the American Republic are very instrumental in this week. The City would be issuing a Proclamation in honor of this recognition. The Keene Public Library would also have an exhibit up for Constitution Week and Keene State College would be holding events throughout the week and tabling at the Student Center.
- Keene International Festival on September 27, 2025.
- Clarence DeMar Marathon on September 28, 2025.

The Mayor encouraged community members to go support the various festival sponsors.

PROCLAMATION - DIRECT SUPPORT PROFESSIONALS' APPRECIATION WEEK

Mayor Kahn welcomed Mary Anne Wisell, Director of Monadnock Developmental Services. The Mayor read into the record and presented Ms. Wisell with a Proclamation on behalf of the City of Keene, celebrating direct support professionals' contribution to improving the lives of those they support and the communities they enrich. The Mayor Proclaimed September 7–13, 2025 as Direct Support Professionals Appreciation Week and urged all residents of Keene to recognize the valuable contributions of these dedicated care professionals.

Mr. Wisell thanked the Mayor, noting she began as a Direct Support Professional, so this was near and dear to her heart. Looking around the room, she recognized several people from this field, who would recognize its importance. She said the professionals appreciated that the City took the time for this Proclamation and to honor the direct support professionals, stating the Keene community would not be what it is without all of them. She asked everyone to thank direct support professionals when they see them or to thank them in general on social media, because they would appreciate it.

PRESENTATION - CHESHIRE COUNTY - UPDATE ON COUNTY SERVICES

Mayor Kahn welcomed representatives from Cheshire County for an update on County services: County Administrator Chris Coates, Chairman of the Cheshire County Board of Commissioners Terry Clark, and Finance Director Sheryl Trombly; County Commissioners Skip DiBernardo and

Claudia Stewart were also in attendance. Mr. Clark noted this group had been sharing this presentation with councils and select boards around the County, discussing what County government does. Surprisingly, he said many people did not understand, so they were explaining. In addition to updates on the County's projects and programs, he thought that after this report the City would agree the County had been a good partner in providing essential services to all of its constituents.

Mr. Coates said the County had been figuring out how to tell its story in multiple ways, such as live Zoom meetings, during which people could ask questions. They also had a *County Conversations* podcast for the previous two years and Mr. Coates was on the radio monthly. The County knew the City also needed tools, and that County government was evolving at the same time. So, the County prepared a document that Mr. Coates presented to the Council, showing *who* Cheshire County (e.g., Departments and Projects) is. It includes the fact that Cheshire County is one of the 10 NH Counties. The County covers over 729 miles, spanning over 22 towns and the City of Keene. Mr. Coates reviewed key features of the document.

Mr. Coates discussed some of the County's Departments:

- Maplewood Nursing Home: Includes assisted living and 20 apartments, which people can enter prior to the nursing home. Often, one individual in a couple can go into the assisted living, while the other is in the nursing home, so they can visit each other daily, which the County feels is important.
- Department of Corrections: Bail Reform had developed a few years prior, there had been some changes, and the County anticipated a potential uptick on some levels but did not think it would be significant. Mr. Coates said the Corrections facility used to have a total of 149 local individuals and at this time there were approximately 60. He based this change on multiple factors: programming and an average of 45 to 50 federal inmates in residence. The federal inmates are an important revenue source (with a daily rate), initially drawing \$1.4 million and now closer to \$2 million; part can go back to taxes and part can go toward one-time projects that do not draw from the tax base. Most inmates come from VT and some from NH, RI, MA, and MI. Most NH inmates go to Strafford and Merrimack Counties, for which Cheshire County provides a lot of transportation.
- Cheshire County EMS: At this time, the County was running five ambulances in a paramedic intercept. The County had contractual relationships on some level with approximately 19 communities. Mr. Coates said Cheshire County EMS had served every town in the County by transferring somebody in every community from one hospital to another. He said someday, they would like to come back and provide a more specific presentation on this topic for the Council with more time.
- Connected Families: The County received a \$4 million grant in 2016 for a wraparound program for families of children at high risk of out-of-district school placement. For example, if a child might be placed in a residential treatment facility, Connected Families would coordinate with the family and school to help keep the child in the community; it is meant to strengthen the family, so they can handle the situation. He discussed these impacts on school budgets, noting the high special education costs, and that residential treatment facilities would be \$200,000–\$500,000/child. Mr. Coates said the County thought of this as an important continuum of care, because these same kids going to residential treatment might be the same ones the County would later see in drug and

behavioral health courts or the Sheriff's Department's truancy for SAU 29, without interventions. Mr. Coates said the state liked this Program so much too that it provided a daily rate for the Program and no tax dollars were going toward it; the state asked to expand it to Sullivan County, then Grafton, Coös, and now statewide. What started with two individuals was headed toward 40 employees. Now, the Program paid for itself and generated revenue toward tax dollars.

- Sheriff's Department: Now conducting law enforcement in four communities.
- Restorative Justice: Mr. Coates said this Department had evolved into something incredible since it started approximately three years prior. Restorative justice is used by the courts for victims to confront individuals, and the County walks with people through that process. Keene High School liked the County's program so much, it adapted the restorative programming for the High School after Covid, when there were behavioral issues for a period. Patrick Hanahan, who ran the program at the School, invited the County. It went well and other schools were asking the County too. Businesses also asked the County to facilitate this dynamic with staff.
- Grants: The County had approximately \$16 million in 41 grants at this time. Mr. Coates said Cheshire was the only County in NH with a grant program, stating that others were starting toward it. Cheshire's grant program had been in place for a long time (i.e., pre-Covid). It became overwhelming to the County lending its individual out to communities because they needed help with CARES Act or American Rescue Plan funding. So, the County developed a class—some participants were present at this meeting—which had trained approximately 75 people to write nonprofit small business grants in communities throughout and outside the region. Mr. Coates said it was very successful, and the County was proud. He said Grant Director Suzanne Bansley did a wonderful job.

Next, Mr. Coates reviewed two of Cheshire County's Programs:

- Cheshire County Community Power: The first County in the State of New Hampshire that changed legislation, so counties could participate in the Community Power Plan created by the Community Power Coalition of New Hampshire. Now, three other counties had programs, and one was pending. Mr. Coates said one great thing about Cheshire's program was not having to opt-out, participants only had to opt-in.
- Handyman Program: Another continuum of care program that began around 2018, when many people were unable to leave Cheshire Medical Center because they could not get into their homes or into their bathrooms. The County set aside non-taxpayer monies and partnered with Service Link, which assesses the situations. Then, Southwestern Community Services' Weatherization team—with vetted insurance—completes the restorative projects (e.g., bathtub bars, ramps). Nearly 52 homes were completed in Cheshire County over approximately eight years with \$40,000 per year. The money is balanced between weatherization and life safety issues to help people get better situations in their homes.

Mr. Coates showed a chart, depicting the number of County employees per Department, with 465 total staff. He said it was closer to 500 when fully staffed and the County was struggling to find employees like everyone else. Maplewood Nursing Home represented the largest percentage of staff (43.1%). In 2024, the National Association of Counties gave Cheshire two Achievement Awards, one for creating the first county run EMS program in New England and the second for

the Handyman Program, which supports the ability of low-income people to live in their homes with accessibility after health crises. The County also received an Achievement Award in 2025 for the Restorative Justice Program. Mr. Coates said the County was always trying to evolve, while being fiscally responsible to the realities facing communities. Between 2019–2025, Cheshire County’s percentage increase of the taxes to be raised was less than 1% (0.97%) and the County was still growing.

Ms. Trombly, County Finance Director, talked about Keene’s 2024 tax breakdown (2025 numbers not yet available) and then the statutory requirements. She explained that the Cheshire County tax bills show tax rates with the specific town tax, local education, state education, and County portions. The County must raise a certain amount of money to balance its budget of operations that are not funded by either revenue sources or grants. Thus, the County assesses an overall County tax to all the different towns. The NH Department of Revenue Administration (DRA) does this by taking the percentage that each town’s property valuation represents of the overall grand total property valuation County-wide; Ms. Trombly explained how the DRA does this fairly across all the towns. Every town must do a full revaluation every five years, and Mayor Kahn noted 2025 was Keene’s revaluation year. Ms. Trombly said during the other four years, the property value on the net valuation would start to get either high or low, depending on the market. In 2024, the City of Keene’s property valuation was at about 66% compared to the 100% market value. To ensure they divide the County portion equally—a very complex process—the DRA compares the tax rates on an equalized value. Ms. Trombly explained that when valuations are under, the tax rate is high; when valuations are on par or higher than the tax per thousand, the tax rate gets lower. She showed a comparison of what residents would see on their tax bills vs. what would be equalized.

Next, Ms. Trombly showed a pie chart to distinguish the statutorily required services provided by the County using 85.7% of taxes vs. the other County services using 14.3% of taxes. Many services the County provides are required by statute, like the Correctional Facility, Sheriff’s Department, County Attorney, and Registry of Deeds. The County must also pay for every resident living in a nursing home or receiving home and community-based care, who needs Medicaid assistance in the State of New Hampshire; County government is responsible for paying all of the 50% non-federal share. In NH, all 10 counties run nursing homes, which is not required, but Ms. Trombly said it had been happening for hundreds of years, having evolved out of jails and homes for the poor/elderly. She called Maplewood Nursing Home fabulous. Ms. Trombly added that the County would love for people to visit its Programs to see its work. They were grateful for this opportunity to explain what the County does to help tax dollars go to some of the most vulnerable.

Mr. Coates presented recent projects completed without using taxes:

- Sheriff’s Department: Moved the dispatch center from the basement and created a new state-of-the-art facility for \$750,000 through grants. Mr. Coates said the taxpayers only felt \$75,000 of that. Also, replaced the dispatch center’s analog network with a wide-area digital radio system, including engineering studies and rural coverage enhancements; a \$4.4 million project with grants and other means (not taxes), in partnership with Motorola.

- Southwest NH District Fire Mutual Aid: County helped fund the District's inter-emergency services communications infrastructure replacement that needed to be updated for 10 to 15 years. The total project cost was \$4.8 million and to date, the County had raised \$2.7 million for that project. If the County had not acted, there could have been a 350% increase for City of Keene users.
- Courthouse Renovations: The Old Cheshire County Courthouse in Keene was updated for \$1.6 million (via grants and community fundraising) to be utilized as the central administration building. The County was proud of the cupola; the goal was to help the look of the downtown area. A total of 84 historical windows were restored, along with energy upgrades throughout. All the grants and fundraising helped maintain the County's 0.97% bottom line.

Mr. Coates concluded his presentation, discussing some things the County was facing. He said in reality, the County had to increase employee salaries to be competitive, as well as creative to recruit staff to this corner of NH—what the County called the “forgotten state.” He said Cheshire County was trying hard to make its voice louder and to be heard. Mr. Coates said the County appreciated all of Mayor Kahn's and City Manager Elizabeth Ferland's work to voice the City's and County's situations to the State of NH.

Councilor Filiault recalled the County tax rate being low and hoped it would stay that way. He noted the City was dealing with the state and federal governments constantly cutting off funds and downshifting, especially the State of NH. Councilor Filiault asked if Cheshire County was feeling the same pinch, especially in the upcoming fiscal year. Mr. Coates said the County was feeling the same effects as everyone else and gave three examples to illustrate: Maplewood Nursing Home, Department of Corrections (DOC), and Cheshire County EMS. He said supplies for EMS services were going up and food costs were on the rise because of tariffs; \$100 at the grocery store used to buy 20 items and now would only buy 12. Mr. Coates also discussed the recently passed federal Big Beautiful Bill, calling it BBB, and said it impacted Medicare and Medicaid eligibility. He described how BBB would create even longer wait times for the County to be reimbursed for its upfront costs until pending individuals who the nursing home takes in become Medicaid eligible. With these new changes, the County was predicting a \$300,000 to \$400,000 increased loss of revenue. Eligibility also changed to twice a year instead of once annually, which would back up the system and cause problems. So, Mr. Coates said the County was really concerned. He also described the NH Capitalization (Cap) Rates from the DAR, to which 10 counties pay a certain amount of money to a certain level, and the state pays everything above that for nursing home care; usually in the budget, it would be a 2% increase but this year it was 3%, or a \$4.4 million increase. This would result in \$440,000 of lost revenue the County would have to shoulder due to having to pay at that higher level. Mr. Coates said these were the little things that may not appear in new taxes but rather in changed formulas and increased fees, which result in increased costs for the County.

Mr. Clark added that the County was already feeling the effects of these changes, stating the University of NH Cooperative Extension lost funding for its Family Nutrition Program (SNAP-Ed) Director, so there was no nutrition person at the County-level anymore. He said coincidentally, most of these cuts would not take effect until after next year's election. County representatives went to Washington, D.C., and talked to the Congressional and Senatorial

Delegations, trying to help them lessen these impacts that could be devastating, especially to the nursing home with potential Medicaid cuts. He added that the City would need to start considering the potential Medicare cuts, recalling the increases in the City's Health and Human Services Budget over time. Mr. Coates mentioned that with dual Medicaid eligibility, some people would just fall off the system, and he questioned where they would go. The Mayor agreed that pressure would be on the City's Health and Human Services Budget, and it would be interesting to observe the effect of ambulance reimbursement rates over time on both City Fire Service and County services.

Councilor Favolise thanked the presenters. He recalled them saying the County would be fully staffed with around 500 employees and he saw 465 listed in the presentation. He asked if any particular departments had more acute staffing needs. For example, Councilor Favolise noted that Keene faced a real challenge recruiting Police Officers and asked if the County Sheriff's Department had the same challenge. Mr. Coates said it was not as bad at the Sheriff's Department as the Nursing Home, across the board—Licensed Nursing Assistant (LNAs), Licensed Practical Nurses (LPNs), Registered Nurses (RNs), and dietary and environmental needs. He said the County was doing everything possible, even working with a group called Visa Solutions to consider bringing nurses in from outside the country—like Canada—but there were some roadblocks; other states had removed those roadblocks and Cheshire County was trying to determine how. He said the Department of Corrections seemed to be doing okay too. Ms. Trombly added that there were approximately 25 agency nurses the County had to pay to work at the Nursing Home, who were not County employees or counted in those 465, which was a budget of millions of dollars and continued increasing. She noted that every medical center, etc., was surviving on agency nurses at this time because of the low availability. Unless new nurses were coming out of school, she said everyone was competing for other nurses because established nurses tended to stay loyal and move. Ms. Trombly and Mr. Coates discussed how these nurses are committed and passionate about long-term work in nursing homes. They said that it helps the County to have residents and families who stay long-term as well. Mr. Coates mentioned that their resident census should be 150 but it was 115 at this time. Discussion ensued briefly about them closing a floor for a period due to the lower census, but it was not all due to money. As of this date, the Nursing Home had a waiting list of 168 County residents seeking some type of long-term care and the beds were available to accommodate them, but the County did not have the nurses to provide the care. Mr. Coates said they would not sacrifice a certain standard.

Councilor Roberts shared that six of his family members had or were still working at Maplewood Nursing Home and another family member was still a resident. The County representatives were grateful. Councilor Roberts noted that Genesis HealthCare was going bankrupt and some of the other nursing homes/facilities were barely hanging on. He said if the County could not recruit nurses to its facility and the other facilities started closing, there would be a pretty significant crisis for the County to handle; where would those 300 to 400 people on Medicaid go? Mr. Coates said the County was over the tipping point, not going toward it. The County gave River Valley Community College and Keene State College (KSC) part of its American Rescue Plan funding to develop programming so LNAs could progress to LPNs and then to RNs if they choose. He also referred to the Visa Solutions idea again and discussed how the County must pay that company to pay the nurses vs. paying nurses directly (i.e., at a higher cost). Councilor Roberts

asked if this had a negative effect on the Maplewood Nursing Home nurses; were they loyal? Mr. Coates said the County had very competitive pay across the board, including four unions—DOC, Nursing Home, Cheshire EMS, and Sheriff's Department. Mr. Coates also said the County had been competing with the market since the great resignation and economic downturn after Covid. His message to the Delegation and Commissioners was that he did not know what the future would bring but the County would do everything in its power and would still have to be aggressive, or communities would really start to struggle.

Councilor Bosley complimented the Maplewood Nursing Home facility. Working in home care, she had a great relationship with Maplewood and said their reputation in the community was wonderful. She thought that was an example of the County's work and its staff. Councilor Bosley referred to the high dollar amounts paid to some of the outside agencies. When working with KSC and River Valley Community College, she wondered if the County could fund some educational exposure for students who could potentially sign contracts at the Nursing Home. Ms. Trombly said the County had developed such a program, paying for up to 24 hours of class time. Someone recently went from their LPN to their RN class. The County was specifically targeting people going on to get their RNs. They did creative things to get people into their RNs or nursing degrees, such loan reimbursement. Ms. Trombly said this creativity had helped retain employees, especially when the Nursing Home lost a lot of staff after Covid. Councilor Bosley thought there was a lot of recovery happening within this group of caregivers after a period of significant caregiver burnout. Although the Councilor was happy for them, she said her field sadly lost its best caregivers to LNA and LPN programs. She said it would be great to have marketing materials or an organized educational plan available, so somebody could approach the County and indicate their interest in that position; she said the County might find itself not paying for a traveling nurse that way as a win-win. Ms. Trombly noted when the County pays for the nurses' classes, it does hope the nurses will stay with the Nursing Home for at least some time. She said the dollars Cheshire County provided to KSC were specifically because the County knew there was a problem everywhere and the County needed to help in all different settings to grow the field of nursing. Mayor Kahn said a new Rural Healthcare Program was about to be launched, but with a very short life span.

Mayor Kahn thanked Mr. Coates, Ms. Trombly, Commissioner Clark, Commissioner DiBernardo, and Commissioner Stewart for their presentation and service. The Mayor said it was pretty clear the County had sole source services and said it was great to partner with the County, with shared responsibility for county EMS services. He said it was important for the Council to understand what the County does and thanked the presenters again.

PUBLIC HEARING - RESOLUTION R-2025-26 RELATING TO AN AMENDED RETURN OF LAYOUT FOR A PUBLIC RIGHT-OF-WAY KNOWN AS GROVE STREET *AND* RESOLUTION R-2025-27 RELATING TO A DEED FOR LAND REMOVED FROM THE RIGHT-OF-WAY AND AN EASEMENT FOR PUBLIC INFRASTRUCTURE

Mayor Kahn opened the Public Hearing at 7:52 PM and the City Clerk read the notice of Hearing.

The Mayor welcomed Public Works Director Donald Lussier, who explained that in 2014, the City Council acquired a strip of land along Grove Street. He showed a parcel map and pointed out a strip of land 2 foot and 9 inches wide on the southern end of Grove Street, and at the northern end it flares out to be a radius along the inside corner of Grove and Water Streets. He continued the City acquired a total of 430 square feet from the parcel on the southwest corner of the Grove and Water Streets intersection to accommodate a roadway widening. At that time, Grove Street was widened to include a left turn lane and a right/through lane to facilitate the proposed railroad land redevelopment. Mr. Lussier explained that the proposed coliseum/stadium project never happened and the traffic it was predicted to generate did not materialize. A more recent traffic report produced by a consultant for the City confirmed that a left turn lane was not really justified for the existing traffic at this intersection. Simultaneously, the City received a lot of complaints about the geometry of that roadway, where people crossing the intersection had to maneuver oddly because of the opposing lane misalignment.

Mr. Lussier shared more background. Subsequent to purchasing the 430 square feet in 2014, the City acquired the rest of the property on the corner of Water and Grove Streets—now a vacant lot. About six months before this meeting, the City sold the lot to Habitat for Humanity, who expressed interest in reacquiring a portion of the strip of land to allow for a more intensive, slightly higher density residential development on that corner parcel. He showed the difference of 257 square feet the City thought that it could reasonably return to the property, allowing the City to keep the utility pole in the right-of-way and the infrastructure that was constructed in 2014, including a public sidewalk and curbing. He added that there was a fire hydrant on the corner of the property that would be transferred. He recommended—as a condition of the transaction—that the City keep an easement to enter the parcel in the future to maintain/replace that hydrant.

Mr. Lussier said City staff thought this proposal made a lot of sense for the City's purposes to realign the roadway, creating safer and easier to understand geometry. He added the adjacent property owner would also be able to develop more intensively and hopefully have more bedrooms on the property when they rebuild it.

Mayor mentioned that a quorum of City Councilors attended a Site Visit before this meeting at 5:30 PM, with good Council attendance and public turnout. The Mayor reminded Councilors that Councilors must be present at the site visit to vote on the matter when it is before them for approval.

Mayor Kahn opened the Hearing to public comments.

Allison (didn't state last name or address) said she definitely wanted the City to remove the left turn lane at this intersection. She said anything that makes a four-way stop more confusing makes it more dangerous. Walking and driving there a lot, she said people did not know what to do with a fifth car there. So, Allison asked the City to remove the left turn lane.

Hearing no further comments, Mayor Kahn closed the Public Hearing at 7:59 PM, except that written comments would be accepted by the City Clerk up until 1:00 PM on Tuesday, September 23, 2025.

A true record, attest:



City Clerk

PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT - MID-GRANT UPDATE ON CURRENT PROJECTS

Mayor Kahn noted that there would be two Public Hearings on Community Development Block Grant (CDBG) projects. He opened the first Public Hearing related to the Roosevelt East Housing CDBG Project at 8:00 PM and the City Clerk read the notice of Hearing.

Mayor Kahn welcomed Jack Ahern, Associate Planner at Southwest Region Planning Commission. Mr. Ahern explained that a requirement of the federal CDBG program is to hold a Public Hearing while projects are underway, allowing the public to comment and ask questions about the project. He provided an update on the Roosevelt East Housing Project and accepted public comments and questions. Mr. Ahern recalled that a Housing and Public Facilities Grant of \$750,000 in CDBG funds—less administrative costs—was sub-granted to Keene Housing and its affiliate Monadnock Affordable Housing Corporation in 2023 from the City of Keene to support redevelopment of the former Roosevelt School property at 438 Washington Street. He said the existing school building would be renovated into 14 apartments, which would be attached to a newly constructed wing, consisting of 16 apartments for a total of 30. This was the first phase of a two-phase development plan for the property. The second phase would include new construction of 30 more apartments. The property was acquired in March 2024, contingent on completion of an environmental assessment, which resulted in a finding of no significant impact after mitigation. Mitigation would require modifying an existing retaining wall on a neighboring site across the street, People's Linen, to achieve (1) a higher elevation and (2) the Department of Housing & Urban Development's (HUD) acceptable separation distance from above ground propane storage tanks on their property. This work would be completed before occupancy. Construction activities began in September 2024 and were estimated to be 70% finished as of this date. The renovation part of the project on the former school building was nearing completion: windows installed, insulation in place, electrical and mechanical work underway, foundation poured, underground piping installed, and framing nearly completed on the new construction wing. A timeline extension request was recently submitted to the New Hampshire Community Development Finance Authority (CDFA) to extend the project end date from December 31, 2025 to June 30, 2026 to accommodate an expanded construction schedule. Mr. Ahern said the original proposed construction period of 14 months did not accurately capture the full scope of construction activities. A new construction schedule of 20 months would conclude in April 2026. A total of \$298,000 in CDBG funds had been drawn down for construction activities to date. The project had not encountered any major setbacks.

Mayor Kahn welcomed Carolyn Sweet, Special Advisor for Planning and Development at Keene Housing, which is also Monadnock Affordable Housing Corporation. Ms. Sweet is responsible for renewable energy investments and grant management for affordable housing. Ms. Sweet said Keene Housing was on an active campaign to develop all of its HUD-available units by 2029; after this project, there would be about 200 units remaining to develop, including the 30 new units in the second project phase on the site. She shared that a lot of renewable investment went into this project, with all units in both of the renovated buildings and the new construction having air source heat pumps with in-unit controls. There would be a solar array on Roosevelt East, with an annual production of 66,500 kilowatt hours, generating per year savings of about \$13,000, totaling approximately \$294,000 over its 25-year life. Ms. Sweet explained that this Hearing was an update to what was previously submitted. Keene Housing and the City of Keene were awarded a \$200,000 InvestNH Municipal Demolition Grant. Keene Housing also received \$1,000,000 of Congressionally Designated Community Project Funding from Representative Kuster for the project, and a \$500,000 Northern Borders Regional Commission Catalyst Grant would cover 50% of the site work.

Mayor Kahn opened the Hearing to public comments and hearing none, the Mayor closed the Public Hearing on the Roosevelt East Housing CDBG Project at 8:07 PM.

The Mayor opened the Public Hearing for the Base Hill Cooperative Water Infrastructure Improvements Community Development Block Grant (CDBG) project at 8:08 PM.

The Mayor welcomed Jack Ahern again. Mr. Ahern, Associate Planner at Southwest Region Planning Commission, said the City received a \$500,000 Housing and Public Facilities CDBG. The City sub-granted the CDBG in 2024 to support the replacement of a water distribution system for the Base Hill Cooperative, which is a resident-owned manufactured housing community at 180 Base Hill Road in Keene. The Cooperative is supplied drinking water by the City of Keene but owns and operates the distribution system within the property. The system was constructed in 1965, consisting of distribution, means, and valves that had far surpassed their expected useful life. The poor condition of the infrastructure resulted in frequent leaks and failures. Upon completion, the project would provide the Base Hill Cooperative with appropriate and sufficient facilities for continued operation and preserve their 53 units of affordable housing. Construction began in April 2025 and reached substantial completion ahead of schedule; pavement restoration and minor electrical work remained at this time. All CDBG funds for construction activities were drawn down to date. No reported major setbacks were met during the construction period. The new water system was active at this time, and all testing had been completed. The Grant performance period would close December 31, 2026.

Mayor Kahn welcomed Jen and Ron Bush, Acting and Former Presidents, respectively, of the Base Hill Cooperative. Ms. Bush thanked the City for working with the Cooperative to help this come together, noting it took many years to get the funding needed, and they still needed a substantial loan, although at a reduced rate. She appreciated the City's partnership. Mr. Bush said they worked hard to get grants as well, taking classes and doing their best to work with what they could to keep the community where it needed to be. With the City's and state's help, he said the Cooperative's water situation was really good now; the pipes were installed, the water main was open, some cosmetic work remained, and the roads had to be paved. Mr. Bush explained how

this idea developed with an original \$1 million grant but how challenges arose during Covid, so he worked with Mr. Ahern to figure out how to meet the increased expenses over the previous five years. For example, the Cooperative had to raise rent more than preferred due to the \$400,000, 30-year loan from the state; Mr. Bush said the state only provide the loan because, “they know they got us into this mess, and they wanted to help us get out.” He said the Cooperative worked diligently to put a part of the Keene community back together better than it had been ever before. Mayor Kahn agreed that those 53 units would provide good support for a large part of the community, so he thanked Ms. and Mr. Bush for their work.

Councilor Madison was happy the Cooperative was able to complete this project. Knowing the water distribution system was 50 plus years old, he was curious about the status of the sewer system on site. Ms. Bush said the entire sewer system was replaced first—10 years prior—because it was the most critical need and there were enough grants at the time to fund a lot of it. Mr. Bush said the Cooperative still had to take out a \$300,000 loan to complete the project. Now, the Cooperative had relatively new sewer and water systems, including a new pump house. The Cooperative paid for approximately 400 feet of the City’s water pipes as well to connect to the pump house, as well as paving in that area. He said grants and the City of Keene’s partnership were critical. Councilor Madison was glad the Cooperative’s water and sewer systems were both up to date.

Hearing no further comments, Mayor Kahn closed the Public Hearing on the Base Hill Cooperative Water Infrastructure Improvements CDBG Project at 8:15 PM.

A true record, attest:



City Clerk

**CONFIRMATIONS - HISTORIC DISTRICT COMMISSION, PLANNING BOARD,
PARTNER CITY COMMITTEE, ZONING BOARD OF ADJUSTMENT**

Mayor Kahn nominated the following individuals to City boards & committees: Russell Fleming renominated to serve as an Alternate member of the Historic District Commission, with a term to expire December 31, 2027; Derek Blunt renominated to change from an Alternate to Regular member of the Partner City Committee, with a term to expire December 31, 2027; Joseph Cocivera nominated as an Alternate member of the Planning Board, with a term to expire December 31, 2027; Zach LeRoy renominated to change from an Alternate to Regular member of the Zoning Board of Adjustment, with a term to expire December 31, 2027; and Kathleen Malloy nominated as an Alternate member of the Zoning Board of Adjustment, with a term to expire December 31, 2027. A motion by Councilor Greenwald to confirm the nominations was duly seconded by Councilor Bosley. The motion carried unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Powers was absent.

KIWANIS CLUB OF KEENE - REQUEST TO USE CITY PROPERTY - TREE LIGHTING CEREMONY

A communication was received from Peg Bruce and the Kiwanis Club of Keene, requesting the annual license to conduct the Tree Lighting Ceremony on Central Square on November 28, 2025. Mayor Kahn referred the communication to the Planning, Licenses and Development Committee.

COUNCILOR REMY - REQUEST TO PLACE SOCIAL DISTRICT QUESTION ON 2025 MUNICIPAL GENERAL ELECTION BALLOT

A communication was received from Councilor Michael Remy, seeking to add the question of whether to allow social districts in the City of Keene on the upcoming Municipal General Election ballot on November 4, 2025. HB467, recently signed into law by the Governor, defines “social districts” and enables municipalities to create these districts. Mayor Kahn referred the communication to the Finance, Organization and Personnel Committee.

MSFI REPORT - STAFF REPORT: RECREATIONAL ACCESS TO THE WASTEWATER TREATMENT PLANT DRIVEWAY IN SWANZEY AND PUBLIC COMMUNICATIONS RELAYING CONCERNS WITH RESTRICTED PUBLIC ACCESS

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the Staff Report on Recreational Access to the Wastewater Treatment Plant Driveway in Swanzeay and the Public Communications Relating to Concerns with Restricted Public Access to the Airport Road be accepted as informational. Mayor Kahn filed the report as informational.

The Mayor requested comments from Councilor Greenwald because so many public communications were received. Councilor Greenwald agreed he wanted to commend City staff for listening to the public comments and the Committee for hearing the requests to keep the driveway open. Now, he said it was up to the public to use the space appropriately and walk on the side away from the trucks, as well as for the truck drivers to drive responsibly. Councilor Greenwald said it is a very nice natural area, and he hoped it could remain open. However, he said to make no mistake that if there was a problem, it would be closed. He also commended Wastewater Treatment Plant Director Aaron Costa for a great presentation on the reasons why the roadway was closed. Still, Councilor Greenwald said the City would give it one more try, with the hope the public would act appropriately.

MSFI REPORT - DOWNTOWN WEST SIDE PARKING GARAGE STUDY ASSESSMENT, FINDINGS, RECOMMENDATIONS AND REPORT SUMMARY

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the Downtown West Side Parking Garage Study Assessment, Findings, Recommendations and Report Summary be accepted as informational. Mayor Kahn filed the report as informational.

MSFI REPORT - REQUEST FOR EXTENSION - DEADLINE FOR START OF CONSTRUCTION - BROOKFIELD LANE

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the City Council grant WMR Development Company an extension to the construction deadline stipulated in condition Number 5 of the Resolution R-2023-29-C, to provide an additional 12 month period from the date of Council action, subject to all other terms and conditions stipulated in the Resolution. A motion by Councilor Greenwald to carry out the intent of the Committee report was duly seconded by Councilor Filiault. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

MSFI REPORT - DOWNTOWN INFRASTRUCTURE PROJECT UPDATE

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the approved scope of the Downtown Infrastructure Project be modified as follows:

- Eliminate work on Gilbo Ave. and Church St.,
- Re-use existing LED fixtures to the maximum extent feasible,
- Bid the spare conduit and handholes as a bid alternate item, and
- Loosen the contractor work restrictions in order to allow construction in two seasons instead of three.

A motion by Councilor Greenwald to carry out the intent of the Committee report was duly seconded by Councilor Filiault.

Councilor Greenwald summarized the Committee report and noted this was the 71st meeting about the Downtown Project and there had been one more since. He urged the public, Councilors, and property owners to attend every MSFI meeting until completion because they would pertain to the Downtown Infrastructure Project. He said the Project was about to go out to bid and when the Public Works Department reviewed all the quotes and biddings with Stantec, they discovered some changes needed; costs had gone up and some things needed to be added/changed to carry out the project. He did not review everything and suggested reading the staff report and MSFI minutes. Councilor Greenwald said an incredible the amount of work had gone in to make the project work, but the Committee decided to modify four parts of the project to save costs: (1) Gilbo Avenue and Church Street could be reserved for the future, (2) reusing LED light fixtures, (3) continue the conduit as a bid alternate, and (4) change the construction schedule from three years to two years. The Councilor said these changes would save considerable money. He noted the changes would create more chaos and difficulty during the construction. However, he said the Committee heard from the downtown community, merchants, and building owners that they wanted to get the Project over with—start construction and end quickly. Councilor Greenwald noticed it would not really be a two-year project, beginning in April and ending in November—essential it is two 6-month construction period—and said it would be intense. He said it would require a lot of cooperation, and he hoped the City would develop creative ideas to help the downtown community get through this project. At the MSFI meeting, Councilor Favolise picked out an important parliamentary issue; the Committee was

about to remove the shade structure on Railroad Square and the trash compactors, saving that money. However, Councilor Greenwald explained that those actions would have changed the substance of the approval of the Project that the Council passed within the same calendar year, which is not allowed under the Council's Rule of Order: Resubmission of Items Previously Considered. So, the Council would hear more about the shade structure and trash compactors either in 2026 or when the project would arrive at the Finance, Organization and Personnel (FOP) Committee for approval.

Councilor Favolise thanked Councilor Greenwald for the summary. Councilor Favolise thought this procedural piece took up as much time as the substantive discussion at the MSFI Committee meeting. He wanted it to be very clear for the public and fellow Councilors that the decision to keep the two bid alternate items was not a decision on the merits of constructing those two bid alternate items. Councilor Favolise said including those in the final contract was a procedural question and he expected that FOP—and then full Council when authorizing the City Manager to move forward onto a contract—would get into the substance of those issues.

Councilor Bosley asked if the Council could suspend its Rules of Order at this meeting to move forward on the Downtown Infrastructure Project. The City Attorney, Amanda Palmeira, said yes.

Councilor Remy said the two items Councilor Favolise mentioned were already put into the project as bid alternates, so they would be coming back as menu items the City could choose to include or not when the bid comes back. Thus, he said they would not be in the base project as bid alternates.

Councilor Greenwald said the City Manager did some creative adjusting of other projects and fund balances, so the City could accomplish the project at the new figure without impacting property taxes. The City Manager, Elizabeth Ferland, agreed. She explained that Public Works Director Don Lussier found a few projects in the City's Capital Improvement Program (e.g., ones on Ashbrook Road and Court Street related to Covid) that could be pushed out a few more years to free funds for the Downtown Project. Additionally, the City Manager looked at the difference that would need to be bonded for the increased cost. She found that the principal and interest payment could be supported by what was in the Downtown Infrastructure Capital Reserve account, avoiding more impacts on the tax rate based on these cost increases.

Councilor Filiault said he had gone back and forth on whether he wanted to comment on this, but he decided to. He said one of the reasons for this motion was to make some of these changes and part of the \$4 million to \$5 million cost overrun was due to, "unforced errors at Stantec's feet." He noted part of the increased costs at the last second within the previous two weeks was Stantec deciding the unused underground pipes should also be removed because they could cause sinkholes. Councilor Filiault had a problem with Stantec "sitting on" this project for three years but only finding this out recently. He added that Stantec underestimated, by about 50%, some of the materials that would be needed underground, including conduits and electrical boxes. Councilor Filiault said that it did not fall in the City Manager's, Mayor's, or Public Works Director's laps; Councilor Filiault said the buck stopped with the City Council. He said these were unforced errors that were not the City's fault, so the changes in this motion were making up for errors Stantec made. He said the changes had nothing to do with the Project being delayed

slightly. Councilor Filiault wanted to be clear that these were unforced errors Stantec should have caught years sooner, not two weeks prior. He said the project still had to be completed because of the outdated pipes across the City. He was not pleased to find out at the last minute that the project had multi-million-dollar errors by Stantec, who Councilor Filiault said had been paid very handsomely to date.

The City Manager recommended that everyone watch the August 27, 2025 MSFI meeting, when the Public Works Director did a great job explaining the reasons for the increases in all different categories. Electrical conduit, for example, was a lot more expensive than originally anticipated for a variety of reasons.

The motion to carry out the intent of the Committee report carried with 13 Councilors voting in favor and 1 opposed. Councilor Jones voted in opposition. Councilor Powers was absent.

FOP REPORT - REQUEST TO PLACE KENO QUESTION ON 2025 MUNICIPAL GENERAL ELECTION BALLOT

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Council place the question of whether to prohibit Keno on the November 4 ballot and schedule a public hearing for October 16. A motion by Councilor Remy to carry out the intent of the Committee report was duly seconded by Councilor Chadbourne.

Mayor Kahn said this would be an opt-out vs. opt-in, and municipalities would be automatically opted-in unless this is on the next municipal general ballot. Councilor Remy clarified that because Keene is a municipality, it must vote at the Municipal Election. He said that meant in theory, if the City did not vote on this in November 2025, it could not vote on it again for two years and by then Keno would have been legalized; anyone with an authorized license in the gap between legalization and Keene's next vote would keep their licenses as valid until they expired. Councilor Remy said that was the impetus for acting at this time.

The motion to carry out the intent of the Committee report carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

Mayor Kahn scheduled a Public Hearing for October 16, 2025 at 7:00 PM on the Request to Place Keno Question on the 2025 Municipal General Election Ballot.

FOP REPORT - 2026 KEENE PD HIGHWAY SAFETY GRANT

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Manager be authorized to do all things necessary to accept and expend the grant from the New Hampshire Highway Safety Agency to fund Highway Safety Grant - Keene. A motion by Councilor Remy to carry out the intent of the Committee report was duly seconded by Councilor Chadbourne. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

FOP REPORT - 2026/2027 SUBSTANCE ABUSE ENFORCEMENT PROGRAM GRANT

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Manager be authorized to do all things necessary to accept and expend the NH Department of Safety 2026/2027 Substance Abuse Enforcement Program Grant in the amount of \$70,000.00. A motion by Councilor Remy to carry out the intent of the Committee report was duly seconded by Councilor Lake.

Councilor Williams said that for the fifth year in a row, he would be voting against this because he feels the money is designated for the war on drugs, of which he is a conscientious objector. One of his concerns was that it always seemed like there was money for enforcement and that [we] go with criminalization first before medicalization. He said there was money for enforcement from the federal government, but the only way to get money to fund recovery was to file a lawsuit against the drug makers. Councilor Williams said he had a problem with that. He added that even when there was a lawsuit against drug makers and a pool of state money was intended to fund recovery, the state legislature made a very strong effort in 2025 to shift that money to fund enforcement. He stated he did not agree with that or the whole concept of the broader drug war in general. Councilor Williams said he would vote no.

The motion to carry out the intent of the Committee report carried with 13 Councilors voting in favor and 1 opposed. Councilor Williams voted in opposition. Councilor Powers was absent.

FOP REPORT - LEASE OF PARKING SPACES FOR THOMAS TRANSPORTATION

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Manager be authorized to negotiate and execute a lease agreement with Thomas Transportation for parking spaces at the Keene Dillant-Hopkins Airport. A motion by Councilor Remy to carry out the intent of the Committee report was duly seconded by Councilor Chadbourne. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

FOP REPORT - MONADNOCK ALLIANCE FOR SUSTAINABLE TRANSPORTATION - GRANT APPLICATION

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Manager be authorized to do all things necessary to apply for, accept and expend a grant from the Monadnock Alliance for Sustainable Transportation (MAST) for an amount not to exceed \$130,000 and further that the Mayor be authorized to write letters expressing the Council's support for the proposed bike lanes and crosswalk safety improvements. A motion by Councilor Remy to carry out the intent of the Committee report was duly seconded by Councilor Lake. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

CITY MANAGER COMMENTS

Elizabeth Ferland, City Manager, reported on the September 3rd Municipal Services, Facilities and Infrastructure Special Committee meeting, which was held due to the length of the previous meeting agenda. The items acted upon would appear on the September 18th Council agenda, including initiating the draft ordinance process to establish rules for protected bike lanes downtown.

The City Manager also followed up on a letter from Vicky Morton, who wrote to the Council about recommendations from the Walker Consultants' Neighborhood Parking Report. City Manager Ferland noted she has scheduled a meeting for the week of September 9th with representatives from City Parking Services, Public Works, and Community Development Departments to discuss the need for a more comprehensive City parking plan. Topics would include on-street parking issues, like the review of street widths, potential updates to Residential Parking Permit regulations in the City Code, and possible refinements to the parking requirements in Zoning. These initiatives would likely require a significant amount of time. The City Manager would provide updates to the Council and Ms. Morton as a plan takes shape. Recommendations would go through the normal Council process, which allows for public input.

ORDINANCE FOR FIRST READING - RELATING TO CLASS ALLOCATION - ORDINANCE O-2025-31

A memorandum was read from the ACM/Human Resources Director Beth Fox, recommending the City Council refer Ordinance O-2025-31 Relating to Class Allocation to the Finance, Organization and Personnel Committee. Mayor Kahn referred Ordinance O-2025-31 to the Finance, Organization and Personnel Committee.

MSFI REPORT - SCHAPIRO COMMUNICATION - SAFETY ISSUES ASSOCIATED WITH ON-STREET PARKING - CHURCH STREET *AND* RELATING TO NO PARKING ZONES - ORDINANCE O-2025-27-A

The first Municipal Services, Facilities and Infrastructure Committee was read, unanimously recommending accepting Joe Schapiro's communication as informational. A second Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the adoption of Ordinance O-2025-27-A Relating to No Parking Zones. Mayor Kahn accepted the communication as informational. A motion by Councilor Greenwald to adopt Ordinance O-2025-27-A was duly seconded by Councilor Filiault.

Councilor Haas said this Ordinance was a first step in the right direction and the Committee recognized it may not completely solve all the parking issues. The Committee also acknowledged the City Manager's upcoming meeting, but he said this good step would make some changes better for the residents. He said more changes might be needed in the future depending on how this would play out. Councilor Haas added that the MSFI Committee looked forward to some better, immediate enforcement once this passed and people started noticing the signs.

Councilor Williams said he would support this, but he was worried the Council might have to revisit it again. He perceived that there would not be parking, but standing traffic, which he said was already a massive problem there. Councilor Williams thought the City needed to figure out a way to get more legal parking spaces into this area.

Mayor Kahn observed that parents were becoming more concerned about kids' safety. With a lot more drop-offs and pick-ups at area schools, and more schools spreading across the community, the Mayor agreed the Council would likely revisit questions about parking and traffic around schools.

Councilor Favolise said the first time this was on the agenda before it came back with the draft Ordinance, there was some conversation at MSFI, when Deputy City Manager Andy Bohannon talked about the Safe Routes to School (SRTS) Program. Mr. Bohannon reported that SRTS had been done for some schools but not for this school. Councilor Favolise asked the City Manager to speak about whether SRTS was still an option, not necessarily to replace this kind of Ordinance, but to complement it. City Manager Elizabeth Ferland had not had any further conversation related to SRTS. She explained that SRTS was an initiative for public schools, so it would not have included the Gathering Waters Charter School. She thought it was something to look at in the future though, because a lot more charter schools were popping up across the City in growing neighborhoods. She said the school sizes were creating issues related to parking, drop-off, and pick-up.

As a mom picking up and dropping off kids every day, Councilor Bosley said this was becoming a greater issue every year, with more parents dropping off and picking up. She said the public schools had it down to science. She gave the example of the Fuller School neighborhood in the afternoon affected by pick-up, with cars lined up, but said the teachers had improved the situation over time to a system of only 15 minutes, in which the parents never leave the cars. She said these systems existed and she hoped other schools would collaborate to develop similar approaches and the safest processes to keep kids out of the streets and getting home to their families. Councilor Bosley hoped the City would work with Gathering Waters Charter School's administration in the future to develop a system that works and does not necessarily create a City problem.

Councilor Williams followed up on Councilor Favolise's point about the SRTS Program. Councilor Williams commended the City for what it had done with sidewalks around this school, noting there were new sidewalks on South Lincoln and Beaver Streets. He said those new asphalt sidewalks were not perfect, they would eventually be replaced with cement, but for now met the needs of residents safely. He thanked the City Manager work making that work.

The motion to adopt Ordinance O-2025-27-A carried unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Powers was absent.

RESOLUTIONS - RELATING TO THE APPROPRIATION OF FUNDS FOR THE LOCAL MATCH FOR THE MARLBORO STREET & CHESHIRE RAIL TRAIL IMPROVEMENTS PROJECT, NHDOT#42515 - RESOLUTION R-2025-28; RELATING TO THE APPROPRIATION OF ADDITIONAL FUNDS FOR FY26 WATER INFRASTRUCTURE

PAVEMENT REPAIRS - RESOLUTION R-2025-29; & RELATING TO THE
APPROPRIATION OF FY28 FUNDS FOR THE SEWER MAIN LINING PROJECT -
RESOLUTION R-2025-30

Three memoranda were read from City Engineer Bryan Ruoff, recommending Resolutions R-2025-28 Relating to Appropriation of Funds for the Local Match for the Marlboro Street & Cheshire Rail Trail Improvements Project; R-2025-29 Relating to Appropriation of Additional Finds for FY26 Water Infrastructure Repairs; and, R-2025-30 Relating to Appropriation of FY26 Funds for the Sewer Main Lining Program be referred to the Finance, Organization and Personnel Committee. Mayor Kahn referred Resolutions R-2025-28, R-2025-29, and R-2025-30 to the Finance, Organization and Personnel Committee.

FOP REPORT - KEENE AIRPORT SOLAR PROJECT, *AND* MEMORANDUM - FINANCE
DIRECTOR - RELATING TO THE APPROPRIATION OF FUNDS FOR THE KEENE
AIRPORT SOLAR PROJECT - RESOLUTION R-2025-31

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Manager draft a Resolution for bonding for the Keene Airport Solar Project. A memorandum was also read from Finance Director Kari Chamberlain, recommending the City Council refer Resolution R-2025-31 Relating to the Appropriation of Funds for the Keene Airport Solar Project to the Finance, Organization and Personnel Committee. A motion by Councilor Remy to carry out the intent of the Committee report was duly seconded by Councilor Chadbourne. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent. Mayor Kahn referred Resolution R-2025-31 to the Finance, Organization and Personnel Committee.

RESOLUTION - RELATING TO ENDORSEMENT OF THE CITY OF KEENE 2025
COMPREHENSIVE MASTER PLAN - RESOLUTION R-2025-32

A memorandum was read from Senior Planner Mari Brunner, recommending Resolution R-2025-32 Relating to Endorsement of the City of Keene 2025 Comprehensive Master Plan be referred to the Planning, Licenses and Development Committee for review and a recommendation for the City Council's endorsement of the 2025 Keene Comprehensive Master Plan. Mayor Kahn referred Resolution R-2025-32 to the Planning, Licenses and Development Committee.

NON PUBLIC SESSION

A motion by Councilor Greenwald to go into non-public session to discuss personnel matters pursuant to RSA 91-A:3,(a) and land matters pursuant to RSA 91-A:3, II(d) was duly seconded by Councilor Bosley. The motion carried unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Powers was absent. The Mayor asked Deputy City Manager Rebecca Landry, Economic Development Director Medard Kopczynski, and ACM/Human Resources Director Beth Fox to remain present for the session. The session began at 8:55 PM.

09/04/2025

The public session reconvened at 9:43 PM. A motion by Councilor Greenwald to seal the minutes of the non-public session held at this meeting as divulgence of the information would render the proposed actions ineffective was duly seconded by Councilor Bosley. The motion carried unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Powers was absent.

MOTION IN PUBLIC SESSION - COLLECTIVE BARGAINING AGREEMENT

A motion by Councilor Greenwald that the City Manager be authorized to do all things necessary to execute a Memorandum of Understanding modifying the current executed collective bargaining agreement with Keene Police Department Supervisors, Teamsters Local 603 to be effective September 21, 2025 through June 30, 2026 was duly seconded by Councilor Bosley. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Powers was absent.

ADJOURNMENT

There being no further business, Mayor Kahn adjourned the meeting at 9:46 PM.

A true record, attest:

A handwritten signature in cursive script, appearing to read "Jenni Wood".

City Clerk