

A regular meeting of the Keene City Council was held on Thursday, August 6, 2026. The Honorable Mayor Jay V. Kahn called the meeting to order at 7:02 PM. Roll called: Randy L. Filiault, Michele A. Chalice, Catherine I. Workman, Bryan J. Lake, Jacob R. Favolise, Laura E. Tobin, Robert C. Williams, Philip M. Jones, Kris E. Roberts, Bettina A. Chadbourne, Laura E. Ruttle-Miller, Molly V. Ellis, Thomas F. Powers, and Mitchell H. Greenwald were present. Edward J. Haas was absent. Councilor Ruttle-Miller led the Pledge of Allegiance.

MINUTES OF THE PRECEDING MEETING

A motion by Councilor Greenwald to adopt the July 16, 2026 minutes was duly seconded by Councilor Powers. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

ANNOUNCEMENTS

Mayor Kahn recognized Councilors Roberts, Powers, and Lake, who all celebrated August birthdays.

The Mayor announced upcoming dates of interest in August 2026 and early September 2026:

- August 8, 2026 from 12:00 PM to 8:00 PM: JamFest at The Colonial Theatre/Commercial Street Parking Lot. They are coming back to the Keene area after some years in other communities. Mayor Kahn welcomed them back and thanked The Colonial for hosting.
- August 9, 2026: The Sri Chinmoy Oneness-Home Peace Run, an international torch relay promoting peace and harmony, will pass through Keene in the mid-afternoon. The Mayor suggested meeting at 1:00 PM at Central Square as the time was not confirmed. The event celebrates goodwill and mutual respect, while giving participants an opportunity to share their hopes for a more peaceful world. If Councilors have that opportunity to greet folks on Sunday afternoon, Mayor Kahn asked them to please take advantage of that; they may be meeting some people from foreign countries and maybe some from outside of our region as well, so he called it a good opportunity.
- August 15, 2026 from 11:00 AM to 12:30 PM, followed by a Walldogs Mural tour until 2:00 PM: Dr. Albert Johnston Historic Marker Unveiling at 127 Washington Street. This is Keene's first dedication on the Black Heritage Trail
 - The Monadnock Diversity, Equity, Inclusion, and Belonging organization has been nominated and earned the designation of a Doctor Albert Johnson Historic Marker and that will be unveiled at 127 Washington St. Following this presentation, which includes a tour of some artifacts that the family has left in Keene, there will be a tour down to the Walldogs mural sometime between 12:30 and 2:00 PM. Mayor Kahn called this a real proud moment for the City of Keene, as its first stop on the Black Heritage Trail, which has designations throughout the State of New Hampshire. He called it a proud moment to recognize a good family and person; the family members will be present, and this is not their first time back in Keene, so they really have a connection to the City.
- August 18, 2026 from 4:00 PM to 7:00 PM: Community Night at 350 Marlboro Street. Everyone was encouraged to join. Every department helps make this event more

engaging and gives residents a chance to learn about the people and services that keep Keene running:

- Festivities will include Touch-A-Truck, other family-friendly activities, and a BBQ at no cost to the public. It is always a good opportunity for residents to learn about our City departments and the people and the services that are provided by the City to the public.
- August 29, 2026 at 9:00 AM: Community Kitchen's Walk to Squash Hunger. Mayor Kahn encouraged making it a community wide activity
- September 5, 2026:
 - 11:00 AM to 10:00 PM: Keene Music Festival
 - 10:00 AM: Art in the Park at Ashuelot River Park
- September 15, 2026 from 5:30 PM to 7 PM: Robinhood Park design public input session on the park (not the pool) would be held at the Keene Recreation Center
- September 8, 2026 from 8:00 AM to 7:00 PM: State Primary Election. Individuals were encouraged to make plan, to visit City Clerk's webpage for any additional information that they might need relative to voter registration, and to remember to bring a valid ID

The Mayor provided a reminder that Council break would be starting after tonight's Council meeting and extend through Labor Day on September 7, 2026. The Council would return from break with meetings of the Planning, Licenses and Development Committee on September 9, 2026 and Finance, Organization and Personnel Committee on September 10, 2026.

Mayor Kahn provided some thanks for the Monadnock 250 celebration. It brought out more people than he had ever seen for a parade and festival in the City of Keene, maybe barring a Pumpkin Festival. He extended his sincere appreciation to the many individuals and organizations whose hard work and dedication made the Monadnock 250 Celebration and Fourth of July Parade such a tremendous success. He gave a special shout out to the chairperson and City Councilor, Molly Ellis, for her leadership. The Mayor said it took someone at the lead to gather all the thoughts that many people contributed to the event, and ultimately vet those ideas, and put them together to make the event work. Mayor Kahn commented on all the other people who contributed, noting that Councilor Ellis held a thank you for members of the Committee. The Mayor wanted to shout out to those members:

- Ben Hays: a student at Keene High School who was the tech and website developer, and always answered the call to put together a nice script for the public to easily get engaged
- Councilor Ed Haas, who coordinated the bicycle ride with kids and their families
- Janelle Sartorio, who coordinated the 4 on the 4th event with Pathways for Keene and made sure that we were not duplicating expenses across organizations
- Jay House with Arts Alive, who did a lot of publicity work
- Jenna Carol from the Historical Society of Cheshire County, which was the fiduciary agent and handled all the bill paying, as well as just participated in the day and the lead up to the day when the Historical Society of Wyman Tavern could be open to the public and organized programs through the Historical Society
- Justin Somma, who was the voice of downtown Keene and merchants during the festival and the lead up
- Keith Marks and The Colonial Theatre, who opened up the theatre for *The Sandlot* movie showing and a cooling spot for people who needed it that day

- Kelsey Milden, who helped Kürt Blomquist. Mr. Blomquist was so important; his experience with parades and organizing closures of our streets for festivals was irreplaceable. Ms. Milden was an assistant for him with that.
- Kristen Noonan, who represented a major donor to the overall planning but also brought additional Savings Bank of Walpole volunteers into the work. He called her a real contributor.
- Kevin Watterson and the Keene Swamp Bats, who were present for the parade and did a great fireworks show in advance and helped with publicity coordination
- Mark Rebillard for the Keene Downtown Group, which was the sponsoring organization for the license
- Mike Prince and other Keene High School students who helped organize the vendors for the day
- Nancy Howard, who brought the Daughters of American Revolution into the festival and provided a voice for entertainment
- Keith Thibault, who joined and participated in organizing the Parade
- Terry Clark was the connection to Cheshire County and other municipalities in the region who participated in this event, and he cleared the way for this date to not have too many conflicts with other towns
- Sean Burke at The Keene Sentinel was valuable in helping with the design of the logo and placing ads in The Sentinel
- The Mayor was glad he could help with publicity and fundraising for the event
- Mayor Kahn recognized the outstanding efforts of the Public Works Department, whose staff worked behind the scenes to prepare for and support the event, with special thanks to Dan Mooney, Public Works Highway Foreman, for his leadership and coordination
- Finally, thank you to the Keene High School Youth Council for their enthusiasm, volunteer spirit, and contributions to making this community celebration a success reading the Declaration of Independence

Mayor Kahn noted that David Tubner, a videographer in the City of Keene, posted a 12-minute recap of the parade on YouTube. The Mayor called it great and had reached out to Mr. Tubner to try getting a copy of it for the City's archives and to place it at the Historical Society of Cheshire County. The Mayor said we want to commemorate this event and this video is a fitting tribute to our shared history in our community, in our nation, and an event that no doubt people in Keene will remember for years and hopefully 50 years for those who are around to try to replicate and surpass the efforts of 2026. He thanked everyone for their participation and thanked Councilor Ellis again.

PROCLAMATION – FIRST RESPONDERS

Mayor Kahn welcomed Jim Coppa and Jimmy Tempesta, organizers of Keene First Responders Appreciation Day, which they organize with the various emergency response departments throughout the County (this year the event is on August 8, 2026, and is open to the public, and is being held at Keene Alumni Field). The Mayor read into the record and presented Mr. Coppa and Mr. Tempesta with copies of a Proclamation declaring August 16, 2026 as First Responder Appreciation Day in Keene and encouraged all residents to recognize and celebrate the

dedication and service of the Monadnock Region's first responders to our communities. He thanked Mr. Coppa and Mr. Tempesta.

Mr. Tempesta called this a great honor. He said this was not about this Proclamation; it is about what they are doing for the community and the people. It just amazes him that these first responders get up every day, put on their uniforms, and go out to protect us and help to save us. He said they really need recognition and this is a way to give back to them. He mentioned the dinner at his restaurant that was held for the first responders and their families. He said it is nice to see them all come together because they are all family. Mr. Tempesta thought it was amazing that the City was recognizing him and Jim Coppo for this and he could not thank the Council enough, stating that it meant a lot and would make him try even harder now that everyone was recognizing this.

Mr. Coppo thanked the Mayor for having them here for this Proclamation, stating that it meant an awful lot. He remembered the first day four years prior when they first tried to pull this off and said it had gotten bigger and bigger since. He said this is a blue carpet event for law enforcement and their families and is a special event to them. It includes the firefighters, police officers, EMTs, and the emergency service people. He said they come and have the time of their lives, and they get to see the public appreciate them. More importantly, the public gets to see them on a different level and a different note. Mr. Coppo said he and Mr. Tempesta have the time of their lives, are privileged to do this, and could not do it without the Council. He thanked the Council for having them here.

PRESENTATION - CITY-WIDE REVALUATION - CITY ASSESSOR

Mayor Kahn welcomed City Assessor Dan Langille for a presentation on the Citywide revaluation. Mr. Langille introduced Steve Whalen, who works with Vision Government Solutions, who was the contractor for this project. Mr. Langille was sure the Council had been anticipating that they had been hard at work doing revaluations over the past year and now they were taking the important step of getting the public involved and providing them with their updated values. Before doing that, he wanted to give the Council an update on what had been done. Mayor Kahn noted that Councilors had reference materials on their desks, which the public would have access to after this presentation.

Mr. Langille began with an introduction and background on what revaluation is. It is the process of assessing all the property in Keene to reflect the current market value as of a certain date. In New Hampshire, that was April 1, 2026. He explained that they do this by a process called Mass Appraisal, where they value groups of property using common data, standardized methods, and statistical testing. He said most people are probably more familiar with a single property appraisal, when you buy a home or get a remortgage—your house is compared to three or four comparables. In this case, the City does that on a much larger scale for the entire community, looking at hundreds of sales and various data points and then apply that equally amongst all the properties in the City. Last time this was done was 2021, and so when people see their tax bill now, that value is much lower than what a house is selling for today because that reflects the market of 2021. So, he said it is not really an adjustment over one year, it is really an adjustment

over five years. Mr. Langille said it would be a significant increase over that time and that was why there was such a large adjustment.

Next, Mr. Langille explained that there are benefits of doing the revaluation. The City is required by the State of New Hampshire to do a revaluation every five years, and the City is required to assess property at full market value. He said there are good reasons to do this: because we are setting values as of a certain date, over time the market continues to fluctuate, there are different economic factors, there are market forces at play, and so over time, the value of your property or value of certain properties may rise higher or lower than others. So, he said the City's responsibility is to make them all at the same level: to bring everybody at the same market level. When this exists, this is how the City provides an equal and fair tax burden according to the state law. The other real benefit of doing a revaluation that Mr. Langille thinks is important is this is a public process and there is transparency. He said if you are getting a large tax bill once or twice a year, it is important to know how the City came up with that value and what that money is going toward.

Mr. Langille noted that one of the first steps in the revaluation is the data collection process. This is something that is ongoing for the Assessing Department; they are always looking at building permits, properties that have sold, and have an ongoing data verification process that they have started. They are looking at every property regardless of whether it is sold or has a building permit just to make sure the data is up to date. For the revaluation specifically, the Assessing Department had been inspecting sales over a two-year period, during which time there had been hundreds of them. For commercial properties, they send out questionnaires looking for income and expense information. They are not really interested in what a business makes but are interested in the value of real estate. So, they look at what they get for rent, what their operating costs are, and what capital is and capitalization rates are. He said they did get some responses for that. The Department also looks at other public sources that have multiple listing services, and research vacancy rates and capitalization rates. So, the Assessing Department was taking any source of data that it could from anywhere it could.

Next, Mr. Langille summarized the market analysis and valuation, stating this is where most of the work happens. There are three approaches to value what they look at. They look at the sales approach, which is the one most people are familiar with; this is looking at what properties are selling and making comparisons to other properties that are like it. There is also the income approach, and this is used more for commercial properties; this is where they look at how much it takes to operate, upkeep, and get a return on investment on commercial property. The third is a cost approach, which is not used much, but Mr. Langille said they do look at replacement cost, depreciation, and land value. He said that is more useful for newer homes.

As Mr. Langille mentioned, they do an in-depth study of the City sales over two years and break that out into many different strata, looking at different styles, conditions, quality, location, and neighborhoods. We start by breaking that down into various tables and adjustments and they do a similar kind of analysis for income and expenses. From the building and land values, they make different adjustments for location; location is a huge factor in a properties value. Then, they look at our building values, starting with building overall costs, and then adjust for things like bedrooms, bathrooms, quality, its condition, etc. When they are doing this, they create computer

models so they can then apply all these adjustments equally and uniformly across the entire City. There is also statistical testing. Additionally, they review all the values in the field, making sure that our values are reasonable, and that the data is correct.

Mr. Langille noted that there are often comments such as “how did we come up with this value,” but he said the City is not doing that, it is simply analyzing the market. The City is more of a historian, reflecting on what the market is doing and is using those adjustments to determine what a property is worth. Different types of properties are obviously changing in value at different rates: supply, demand, economic forces, and more cause a property to increase or decrease at a different rate than another type of property. Last, he said it was important to say that the City was going to have some significant increases but Keene was not alone; every community that was doing revaluation this year in the State of New Hampshire and probably even New England was in a very similar situation.

Mr. Langille explained the preliminary changes for 2026. For the residential side, he cited a median increase of about 67% (some will be higher/lower), with multifamily averaging 68% increase in value. Condominiums averaging 64% increase in value. And, manufactured homes increasing in value up to 140%. He called this a continuation of the low supply of housing, low supply of affordable housing, and the resulting demand. He also displayed the median assessments to show where the City was in 2021 compared to now, which he thought was interesting. For example, the median assessment for manufactured housing in 2021 was \$37,200 and now in 2026 it is \$97,800. He also cited significant increases on the commercial side, with increases to apartments at 49%, to commercial in general at 31%, and industrial at 29%. He did not include the medians because the ranges were so wide (e.g., apartment buildings worth \$500,000 or up to \$18 million), so he said the median did not really tell a story there. Mr. Langille said to keep in mind that there was some building permits included in some of these rates. So, for the manufactured home, they had been seeing a lot of older units pulled out of the park and newer units come in. In that case a home that was valued at \$30,000 is replaced with a model from \$100,000 to \$450,000 and that skews the ratio a bit.

Mr. Langille addressed how this would affect property taxes. He said the City does not want to take any more or less because of this. The City does not have some big windfall that it now determines what it can spend. He reminded us that the City collects money on the tax bills for the schools, the County, and the City. He recalled a couple of months prior, when the City Council determined the budget for the City; and at that time, the City was predicting an increase in the overall taxes. Mr. Langille said revaluation did not erase that. There would still be an increase when someone gets their property tax bill. Revaluation is going to maybe add or take away depending on the property on top of that. Mr. Langille said it is important not to multiply your new value by your current tax rate as it will result in a very large and incorrect number. Unfortunately, he said the City does not yet know what that new rate will be because that will be set by the Department of Revenue in the fall of 2026. There are still several variables remaining: final revenue sources for the year, finalized values, utility values, and more. He believed the tax rate was estimated to be around \$37 (per \$1,000 of value) at budget time. He cited well over \$1.2 billion in new taxable value. So, he said it would not be unreasonable for the tax rate to be in the mid to low \$20s again, but he could not confirm what it would come out to be. He said this is

why the City increased exemptions and credits this past year by about 65%. That was trying to keep them in line with what Mr. Langille was seeing for at least the residential side.

Mr. Whalen discussed the next step: the informal hearing process. He said that once someone receives their letter in the mail with the new value, they would have multiple options to make an appointment. If they do not agree with the value, there will be a website included in the letter and you can log on to the website and either make a phone appointment or an in-person appointment through that website. That website is available 24 hours per day, seven days per week. If you do not have a computer or do not want to do it that way, there will be an 800-number, and you can call the call center and decide if it is more convenient to make a phone appointment or an in-person appointment. Once you have an appointment, you can come in and review how the process worked and even review the information on your property record card, which is also available on the website; you can look at information on your property or any other property in the City. Once they have the hearings, they will send everybody that had a hearing a new valuation letter and that is the end of the hearings. If, for example, they find an issue with a condominium but someone in that building did not come in for a hearing, everyone in that condominium would be adjusted whether they came in or not. Once they send out the new revaluation letter, there will be an opportunity to appeal further through the City.

Mr. Langille added that it is only necessary to attend an informal hearing if you feel it is necessary or if you are really interested more in what happened. He said to ask yourself, “let’s look at that value and put the taxes aside for a minute and say, ‘does this value reflect what I could sell it for, or what my neighbors sold their house for recently?’” He said if the value looks correct and your information is correct then you do not necessarily need an appointment. If you have concerns, then by all means, they want to hear from the public. Something members of the public can do is review sales again: look at what has been selling out there, look at what has been selling in your neighborhoods. You can use the City website. There are ways to look up sales that way. Contact the Assessing Office: Mr. Langille can help anybody through that. You can also review similar properties in your neighborhood with their new assessments. Are you making sure there is equity there? All that information is going to be available. Finally, he likes to tell everyone that it is always important to review your information. It is available online. If there are any discrepancies, please call the Assessing Department: they would be happy to come out, look at your house and property, and make any necessary changes. They want the assessments to be accurate. Mr. Langille expected the public informal hearings to go for several weeks until everyone has an ample opportunity to join one if they want to. He was expecting to be able to finalize the values by mid-September 2026 and to finalize the utility values by the end of September. The new tax rate would come out in November 2026, and these values would be used for the final tax bill of the year with a new tax rate.

Councilor Favolise commented on the 67% increase for a single-family home and noted that those numbers across the board seemed fairly large to him. He asked the City Assessor to talk about how that compares to past five-year cycles. Mr. Langille stated that he would speak to the 2021 revaluation because it was fresher in his mind. At that point in 2021, we were grappling with the COVID pandemic and there was a lot of panic, so there was a pretty good jump at that time. He believed the housing market at that time increased about 30% and there were a lot of unknowns with the commercial market and more. He thought the commercial properties

probably went up 10% at that point. He said it had been a pretty steady pattern and ever since he had been doing this that the residential property value increases outpace the commercial property value increases and you are constantly seeing a tax shift from your commercial base over to the residential side just in the market that we are in.

Councilor Chalice said these are complicated numbers for the public in general. She asked if the Assessing Department would be providing a Frequently Asked Questions (e.g., how to log into the website) that Councilors could have on hand when they get questions from their constituents to help them navigate these initial questions and maybe calm some fears in the process. Mr. Langille said the City did that in 2021 and the Department would be refreshing those on the Department website to prioritize some guidance, so he would take that into consideration.

Councilor Jones thanked the presenters. He recalled that during the 2021 revaluation, there was a big decline in commercial/industrial, which Mr. Langille had explained earlier that more responsibility is placed on the residential. He was seeing in the current revaluation that commercial was going up 31% and industrial 29%, which he still called better than in 2021. Mr. Langille agreed that he recalled an approximate 10% decrease in 2021. He said those categories were reacting a little bit differently in this market: small-to-mid-size office spaces were doing fairly well, and apartments were doing very well. He said large office buildings were seeing a little more difficulty with this economy and business work today; they are not as valuable as they once were. He said it was similar with having a hard time attracting large industrial buildings. Councilor Jones called it a sign of the times.

Mayor Kahn thanked the presenters. He wanted to ask the total valuation for the City, noting it had been at \$2.2 billion since 2021. Obviously, he said it was going to go up, but Mr. Langille explained that the utility valuations were not yet included, so the Mayor saved his question for the upcoming fact sheet.

REPORT - RESIGNATION - DOTTIE MORRIS - HUMAN RIGHTS COMMITTEE

A memorandum was read from Youth Services Manager/JCC Coordinator Alyssa Bender, recommending that the Council accept the resignation of Dottie Morris from the Human Rights Committee with gratitude for her years of service. A motion by Councilor Greenwald to accept the resignation with gratitude for service was duly seconded by Councilor Powers. The motion carried unanimously with 14 Councilors present and voting in favor.

NOMINATION – HUMAN RIGHTS COMMITTEE

Mayor Kahn nominated Julie Odatto to change from an Alternate to a Regular member of the Human Rights Committee, with a term to expire December 31, 2028. The Mayor tabled the nomination until the next regular meeting.

COMMUNICATION - PAUL ALLEN-WEBBER - REQUEST TO REEVALUATE DOG RESTRICTIONS DURING THE PUMPKIN FESTIVAL

A communication was received from Paul Allen-Webber, requesting the City Council consider removing dog restrictions during the Pumpkin Festival from the City Code of Ordinances. He asks that the City instead focuses on enforcing standard leashing and behavior rules, allowing responsible local pet owners and visitors to enjoy the City of Keene year-round. Mayor Kahn referred the communication to the September 9, 2026 Planning, Licenses and Development Committee meeting.

COMMUNICATION - KENNETH KOST - REQUEST FOR A COMPREHENSIVE PLANNING STUDY OF THE GILBO AVENUE SITE PRIOR TO SOLAR PAVILION DEVELOPMENT

A communication was received from Kenneth Kost requesting that the City conduct a comprehensive planning study of the 1.9-acre Gilbo Avenue site before finalizing the layout of the solar pavilion. Mayor Kahn referred the communication to the September 23, 2026 Municipal Services, Facilities and Infrastructure Committee meeting.

COMMUNICATION - WARREN STEINBERG - REQUEST FOR TEMPORARY FREE PARKING WITHIN ACTIVE DOWNTOWN CONSTRUCTION ZONES

A communication was received from Warren Steinberg, requesting that the City Council consider adopting a temporary free parking policy for all public parking spaces located within an active downtown construction area during the current downtown infrastructure project. He further comments that he believes this request is consistent with Resolution R-2015-11, the City Council Policy Relating to Free Parking. Mayor Kahn referred the communication to the September 10, 2026 Finance, Organization and Personnel Committee meeting.

COMMUNICATION - COUNCILOR JONES - REQUEST FOR CONSIDERATION OF AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTERS AND CRYPTOCURRENCY MINING FACILITIES

A communication was received from Councilor Philip Jones, formally requesting that the City Council direct the appropriate staff and committees to draft an ordinance establishing a temporary, two-year moratorium on the construction, development, and operation of Data Centers and Cryptocurrency Mining Centers within the City of Keene. He reasons that a two-year moratorium will grant our City the necessary time to gain a comprehensive, transparent, and proactive understanding of these intensive industries before they establish a permanent footprint in our community. Mayor Kahn referred the communication to the September 9, 2026 Planning, Licenses and Development Committee meeting.

COMMUNICATION - COUNCILOR TOBIN - REQUEST FOR ROADWAY SAFETY ACTION PLAN UPDATE

A communication was received from Councilor Laura Tobin, requesting that City staff present the annual Roadway Safety Action Plan update to the Municipal Services, Facilities and Infrastructure Committee, consistent with the Plan's annual reporting provisions. Mayor Kahn noted that this communication was already referred to the September 23, 2026 Municipal Services, Facilities and Infrastructure Committee Meeting during the previous Council Meeting of July 16, 2026.

MSFI REPORT - ROBIN HOOD PARK RENOVATION - CHA PHASE 1 PRESENTATION - PARKS & RECREATION DIRECTOR

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the City Council approve the final design of the project and authorize the City Manager to do all things necessary to bid and construct that design, as recommended by City staff and the City's consultant engineer, CHA. A motion by Councilor Greenwald to carry out the intent of the Committee report was duly seconded by Councilor Workman.

Mayor Kahn recalled that further public input on the remaining designs would take place on September 15, 2026 at the Recreation Center.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

MSFI REPORT - EVERSOURCE ENERGY - REQUEST FOR TEMPORARY ACCESS AND USE OF OLD GILSUM ROAD FOR EVERSOURCE TRANSMISSION STRUCTURE REPLACEMENT PROJECT

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending that the City Manager be authorized to negotiate and execute agreements with Eversource Energy for the removal of a portion of the stone wall marking the boundary between Parcel #218-006 and #212-030; and for an access agreement to allow construction of a temporary gravel road on Old Gilsum Road. A motion by Councilor Greenwald to carry out the intent of the Committee report was duly seconded by Councilor Workman.

Mayor Kahn recalled this being accessed by Timberlane Drive. Councilor Greenwald added Old Gilsum Road.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

MSFI REPORTS - PROPOSED RUMBLE STRIPS ON ROUTE 12 AND ROUTE 9 - PUBLIC WORKS DIRECTOR; ROADWAY SAFETY AUDIT - INTERSECTION OF ROUTE 9 AND WHITCOMB'S MILL ROAD - PUBLIC WORKS DIRECTOR; *AND* RESTRICTING VEHICULAR ACCESS TO WASTEWATER TREATMENT PLANT DRIVEWAY - PUBLIC WORKS DIRECTOR

The first Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the report from the New Hampshire Department of Transportation relating to Proposed Rumble Strips on Route 12 and Route 9 be accepted as informational. A second Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the New Hampshire Department of Transportation's Report relating to Roadway Safety Audit for the Intersection of Route 9 and Whitcomb's Mill Road be accepted as informational while recommending Concept 1 with the hope for lighting. A third Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the Public Works Director's report on Restricting Vehicular Access to the Wastewater Treatment Plant Driveway be accepted as informational.

Councilor Greenwald noted that there was an intense three-hour MSFI meeting that got into a lot of things. He pointed out item D5 with the Wastewater Treatment Plant (WWTP) driveway. He stated that there would still be access for people that want to walk it day or night and to drive it during open business hours. He thought those photographing birds would be there during the day when it is open anyway. This would prevent drag racing at night, which was concerning the Swanzey Police. Mayor Kahn said the photos provided to the Committee aptly described the story.

Mayor Kahn accepted the three reports as informational.

MSFI REPORT - AIRPORT TERMINAL RENOVATIONS - DEPUTY CITY MANAGER

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the City Manager be authorized to execute an Authorization to Submit a Pre-application for the fall funding cycle of the Northern Borders Regional Commission's Timber for Transit grant program for the Dillant-Hopkins Airport terminal building. A motion by Councilor Greenwald to carry out the intent of the Committee report was duly seconded by Councilor Workman.

Mayor Kahn called this a big plan and a great renovation. He pointed out the size of the grant at more than \$4.5 million, and the City's portion is just a fraction of that. He said it is quite an upgrade to the facility, which he thought everyone would agree could really help.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

MSFI REPORT - DOWNTOWN INFRASTRUCTURE PROJECT UPDATE - PUBLIC WORKS DIRECTOR

A Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending the Downtown Infrastructure Project Update be accepted as informational. Mayor Kahn filed the report as informational.

The next Coffee and Construction update would be August 12, 2026 at 9:00 AM (location to be determined).

FOP REPORT - 79-E 112 WASHINGTON ST: WAIVING CITY'S CLAIM AGAINST PROCEEDS FROM CASUALTY AND FLOOD INSURANCE

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Council forgo the right to include a lien against proceeds from casualty and flood insurance in the covenant to be recorded for the 79-E Community Revitalization Tax Relief previously granted to 112 Washington LLC. A motion by Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Chadbourne.

Councilor Powers disclosed that this property owner is a distant family member but that the Councilor has no part in this building and in prior discussions at Committee, nobody seemed to think it would be a conflict. He did not think he needed to be recused and there were no comments from the Council.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

FOP REPORT - 79-E 34 COURT LLC: WAIVING CITY'S CLAIM AGAINST PROCEEDS FROM CASUALTY AND FLOOD INSURANCE

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Council forgo the right to include a lien against proceeds from casualty and flood insurance in the covenant to be recorded for the 79-E Community Revitalization Tax Relief previously granted to 34 Court LLC. A motion by Councilor Powers 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 Haas was absent.

FOP REPORT - REQUEST TO CARRY FORWARD FISCAL YEAR 2026 PERSONNEL FUNDS FOR CITY CLERK'S OFFICE RENOVATIONS - DEPUTY CITY CLERK AND ASSISTANT CLERK

A Finance, Organization and Personnel Committee report was read, unanimously recommending that the City Council authorize the City Clerk to carry forward \$22,000 in unexpended Fiscal Year 2026 personnel appropriations and repurpose those funds to augment the City Hall Structural Repairs Capital Improvement Project for City Clerk's Office renovations that address accessibility, customer service, operational efficiency, and security concerns. A motion by

Councilor Powers to carry out the intent of the Committee report was duly seconded by Councilor Chadbourne.

Councilor Jones asked where the City Clerk's Office would be temporarily located for those three to four months. The City Manager said that decision was not finalized yet; they were looking at a couple of different locations, one in very close proximity to City Hall.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

CITY MANAGER COMMENTS

The City Manager, Elizabeth Ferland, reported that the City Council might have likely seen recent media reports concerning cybersecurity attacks targeting water and wastewater infrastructure in several states. The City has also received alerts from the New Hampshire Department of Environmental Services (DES) regarding these threats and recommended measures to strengthen system security. She said we are fortunate to have a highly capable IT Director and team. This evening, she asked the IT Director to provide a brief overview of the recent attacks and a general update on the measures the City takes to protect our systems and infrastructure.

IT Director Andrew Mueller said he was present to talk about the situation for the City's water and wastewater, what IT is doing to protect that from a cybersecurity standpoint, and how that relates to what is happening in the news related to Iranian cyber-attacks. He said it was important to know that this is not necessarily something new. Anybody that has been watching cybersecurity for the last bunch of years, he said the professionals had been screaming from the rooftops that these wastewater and water plants are the vector of attacks where the bad guys are aiming their stuff. Most of the time, he said it had been China that that has really been taking up all that bandwidth and Iran had been in the shadows, but they have been doing this as well. Now, with the war with Iran, Mr. Mueller felt they had doubled their efforts. They had some successful security breaches make the news, but again, this is something IT had been dealing with for a while, so the protections put forth did not begin yesterday; there had been years of buildup. Mr. Mueller talked briefly about what Iran was doing to other facilities and how, and from a broad standpoint, what the City was doing to mitigate.

First, Mr. Mueller talked about programmable logic controls (PLCs), which are little devices spread throughout Wastewater and Water Treatment Plants to control things like valves, pumps, and motors. Iran finds PLCs that are accessible from the internet and starts manipulating them. As far as what he had researched, there had not been any contamination, but they are looking for disruption (e.g., running multiple motors until they die). There could even be disruptions to multiple plants simultaneously, creating supply and demand issues. These create real disruptions in water delivery when you need to find the implementers who put those motors in, for example. So, he said that seemed to be the Iranian goal, and they had certainly made the news doing it in a couple of locations. Unfortunately, he said these organizations need PLCs on the internet because plants the size of Keene's cannot be staffed 24/7 and there needs to be a way for the plant alarm in the night to page out to the operator on call so they can get on their laptop and see

if it is a serious issue. Unfortunately, everything he described there happens over the internet, so that is why there is the existing problem. He said IT's goal is to make sure that they put a lot of different types of hurdles and security measures between the PLCs that control everything and the internet. Mr. Mueller said that includes the easy stuff like hard passwords to crack and dual authentication, so it is not a one-step process. He said that harkens to the fact that the Public Works crews at the Water Treatment Plants have done an amazing job learning all these new processes; as security goes up, convenience goes down. So, there can be pushbacks, but the staff had worked over the past three to four years to really help secure the infrastructure, with swiftly changing processes. Mr. Mueller was really proud of this partnership with them. They have something called penetration or PEN testing, which is done internally. The City hires external organizations like the Department of Homeland Security's Cybersecurity and Infrastructure Security Agency (CISA). They provide free services for municipalities; they come to the Wastewater Treatment Plant and do audits both internal and external like penetration testing. It is a really great resource, and it usually gives the City a long To Do List; some things are usually within the City's Budget, and some things are often over the City's budget. Mr. Mueller said they are always trying to make things more secure; there is no finish line. There is not a time when they evolve out of there being bad guys; he wishes there was. He welcomed questions.

Councilor Williams asked Mr. Mueller to explain the term "penetration testing" for people who did not know it. Mr. Mueller replied that the City hires a company to basically try and hack the organization. They use readily available tools, and they are not provided with any credentials or hints. They are called ethical hackers; they come up with a whole list of ways that they are able to get into the City's system. Sometimes they cannot get in, they are allowed to get in and see how far they can go. There is a whole process to it and it results in a nice report at the end so the City knows who to watch out for.

Councilor Jones asked to change the subject a little bit because he knew that a lot of municipalities around the country had been victims of ransomware and that cybersecurity was helping with preventative measures. He asked if the City and others were still working against that. Mr. Mueller said it is still out there again, but the workforce had been halved in some departments, so it had been tough. He said CISA would be a resource for incidents in the State of New Hampshire.

Councilor Tobin thought the public might be concerned about some of these things and may be concerned about potential risk and how the public might be notified. She also asked if the public could sign up for any alerts. The City Manager said she would treat this, depending upon the situation, as if it was just direct disruption. She said the City would handle that probably a little differently but still likely go back to the water incident when the City had the tools that it used to communicate with the public for social media and text messaging. The City is now on the State of New Hampshire's text messaging system so the City would use all of those same tools.

Mayor Kahn thanked the City Manager and Mr. Mueller for the timely update.

The City Manager provided another update. She said there would be a community conversation on August 22, 2026 at 10:00 AM in Heberton Hall and that everyone was invited. It would be hosted by the Keene Family YMCA and the Keene Public Library. This would be an opportunity

to share ideas, meet with your neighbors, and explore new ways to strengthen connections in the community. There would be no need to register for this event unless you are interested in childcare, in which case you must register before August 17, 2026 for free childcare (please contact Amy Kramer at the Library).

The City Manager also announced that the City was about to start its compensation study. She briefly updated the City Council on it, and mentioned that the City Council received an e-mail about this topic. The City had selected Paypoint HR to review its job classifications, its internal equity, and its competitiveness with other comparable employers. The process begins with briefings for leadership and employees, which would be happening over the next few weeks followed by an employee questionnaire focused on their position responsibilities. That questionnaire would take a look at their current job descriptions and whether or not those descriptions are still accurate. The City Manager had provided a copy of the questionnaire to the City Council, in addition to the sample letter that would be going out to employees within the next week or two. At the conclusion of the study there would be recommendations and depending upon what recommendations come out there would be a timeline aligned with the City's budgeting process; if there is a need for any sort of adjustments to the pay scale that would be something presented to the City Council.

The City Manager noted that a message went out this afternoon that on August 7, 2026 the City's Munis software would be going down at 3:00 PM, which would mean the public could not register or do any of the activities in its revenue office and the revenue office would need to close at 2:00 PM so it could reconcile its system by 3:00 PM. She thanked the Deputy City Manager for sending out a message to the public about this so that people could register their cars or pay their bills before 2:00 PM.

The City Manager noted that the mayor mentioned the upcoming Peace Run and said that interested participants could meet at 1:00 PM on Central Square on August 9, 2026. She added that tonight's assessing presentation would be available on the City's website for anyone wishing to follow along.

COLLECTIVE BARGAINING AGREEMENTS – CITY MANAGER

A motion by Councilor Powers was duly seconded by Councilor Chadbourne to recommend that the City Manager be authorized to do all things necessary to execute the negotiated contract with Keene Police Department Supervisors, Teamsters Local 603 to be effective July 1, 2026, through June 30, 2030; and further that the City Manager be authorized to do all things necessary to execute the negotiated contract with the Professional Firefighters of Keene, NH to be effective July 1, 2026, through June 30, 2027.

Mayor Kahn recognized the Human Resources Director, Darcy Newport, for comments. She said she had a tentative agreement with two bargaining units to go over with the Council. The first was with Keene Police Department supervisors, which is a four-year agreement covering July 1, 2026 to June 30, 2030. The following revisions have been agreed upon between the City and its members: Independence Day has been added as a holiday that will receive compensation at two times the hourly rate, the minimum hours for court appearances and special duty pay will be

increased from three to four hours, vacation accrual has been adjusted to 10 hours per month, the percentage of City contributions toward health insurance premiums for option 1 Anthem medical coverage will decrease by 1% the first three years and 2% the 4th year and will be eliminating a co-pay for HRA benefit, and the City will provide deferred compensation plan of 457 B contributions for special duty pay for those hired after July 1 2011. The wage scale has been adjusted from a nine-step schedule to a five-step schedule. Those increases vary by member, but roughly 5.15% average.

The second tentative agreement is with the firefighters. It is a one-year contract beginning July 1, 2026 through June 30, 2027. The following revisions have been agreed upon between the City and the members: Thanksgiving Day and Christmas Day have been added as holidays and will receive compensation at two times the hourly rate, the percentage of City contributions toward health insurance premiums for option 1 Anthem medical coverage will decrease by 2% and the City will be eliminating co-pay HRA benefit, the opt out payment for waving insurance coverage will increase from \$5000 per year to \$7000 per year, eyewear reimbursements will increase \$100 per year for qualified members, and clothing allowance will increase \$50 per year for each member. The wage schedule will be adjusted by 3.5%.

The City Manager wanted to recognize Ms. Newport. This was her first experience with negotiations, and she had done a great job. One of the things the City Manager appreciated about her approach was that she had done a great job explaining why the City could or could not do something, which the City Manager thought had helped in the conversation at the negotiating table. Mayor Kahn thanked miss Newport for bringing these points to the Council.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

REPORTS - CITY OFFICERS AND DEPARTMENTS - ACCEPTANCE OF DONATIONS - FINANCE DIRECTOR

A memorandum was read from the Finance Director, Kari Chamberlain, recommending that the City Council accept donations totaling \$27,196.70, as noted below, and the City Manager be authorized to use each donation in the manner specified by the donor. A motion by Councilor Powers to accept the donations with gratitude, and that the City Manager be authorized to use these funds in the manner specified by each donor was duly seconded by Councilor Chadbourne.

Councilor Powers indicated the donations accepted this evening include the following:

- \$23,686.70 from Revo Casino as part of the Host Community partnership approved by City Council on 9/18/2025
- \$2,000 bench donation from Michelle Stitham for the purpose of purchasing and installing a bench in Robin Hood Park, honoring Jeremiah "Miah" Crump, a dear friend of the community who passed suddenly in May 2025
- \$500 from C&S Wholesale Grocers to offset food expenses for our annual Community Night on August 18, 2026
- \$1,000 from Savings Bank of Walpole for the 2026 Keene International Festival
- \$10 from Mike Governor for the "Branch Out for Parks" park forestry program

Councilor Workman asked the City Manager to remind the public where the money from Revo Casino would go. The City Manager said that the last time, the City Council voted to apply the funds from Revo Casino to a capital project in the Police Department to offset a portion of that project. That was just a one-time motion. After the Council accepts these funds, staff would come back to the FOP committee with another recommendation as to how to expend these funds.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

REPORTS - CITY OFFICERS AND DEPARTMENTS - OPPORTUNITY ZONE 2.0 (OZ 2.0) EXPANSION NOMINATION ENDORSEMENT - DEPUTY CITY MANAGER

A memorandum was read from Deputy City Manager, Rebecca Landry, recommending that the City Council direct the Mayor to send a letter of support for Keene's Opportunity Zone 2.0 Expansion nomination.

A motion by Councilor Greenwald to suspend Section 26 of the Rules of Order to act on this item on first reading was duly seconded by Councilor Powers. The motion carried unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Haas was absent.

A motion by Councilor Greenwald to direct Mayor Kahn to send a letter of support for Keene's Opportunity Zone 2.0 Expansion nomination was duly seconded by Councilor Workman.

Mayor Kahn said he got an education on this earlier from the City Manager, noting there are 35 slots about to be authorized from the Governor and put forward for her approval. There were about 50 organizations that were previously designated in the opportunity zone. The City Manager said the Mayor was close, but wanted to let the Deputy City Manager explain. The City Manager noted that the City of Keene currently has an opportunity zone and every 10 years they are reauthorized, which is what the City was attempting to do. She said there are about 50 zones and they are identified as census tracts across the State of New Hampshire but only 35 can move forward, so there is a competition to be selected and included as an Opportunity Zone for the next 10 years. So, right now, the City was preparing an application and working with the Monadnock Economic Development Corporation (MEDC) to help support the City in that strong application.

Deputy City Manager Rebecca Landry said that the Opportunity Zone (OZ) 2.0 program is quite extensive and it takes some time to really learn about and understand what it is and how different it is from the OZ 1.0, so she had some notes to share with the Council and was sure there would be some questions. Then she said staff was going to ask the Council to suspend its Rules to act on the recommendation to direct the Mayor to send a letter of support with the nomination to designate two eligible census tracts as OZs in the OZ 2 Planning Program. So, she stressed that it is not a municipality or an organization that is eligible for nomination, it is a census tract. She said this was necessary tonight because the Council would not meet again before the August 28, 2026 deadline to submit nominations. In 2018, the southernmost census tract in Keene was nominated and received the OZ designation. It runs across the southern border of Keene. The

state is now accepting nominations for OZ 2.0 and the existing OZ census tract as well as the other and Keene are both eligible; that does not mean they will both receive the nomination, but the Deputy City Manager still thought it was important to try. She noted that Oz 2.0 had substantial changes from 1.0. It makes rural development more appealing to investors looking for federal tax breaks on capital gains whereas with 1.0 a lot of those capital gains went to Boston and not necessarily to rural communities like Keene. She pointed out that Cody Morrison of MEDC was present tonight, who was instrumental in providing essential support and information for the nomination regarding potential development projects in the pipeline as well as potentially interested investors, so they will be instrumental in helping with this nomination.

The Deputy City Manager talked about what an Opportunity Zone is. She said it is not state and it is not local. It encourages private investors to put their capital gains into long-term community projects, which differs for five years and reduces by 30% their federal tax burden on those capital gains. So, it is not quite an incentive, and it eliminates the federal tax burden on profit and the increase in value of that property after 10 years. So, she said that if they are a patient investor and they stick around for 10 years, it is also a good motivator. This is important to meet federal low-income criteria specifically where the median family income is no more than 70% of the state average or poverty is 20% or higher. It draws private money into areas that might otherwise get passed over. Keene has two eligible census tracts. The current one that spans the southern border of Keene and the one that is directly above that, which staff can provide more information on if the Council needs it. Deputy City Manager Landry discussed why this would be good for Keene. First, she said it brings patient capital. So, the investors are required by law to keep their money in the property for at least five years in order to get that tax break. It attracts long-term investors. It also expands the City's tax base without local tax breaks so, unlike a program like 79-E, which will delay or abate a portion of the City taxes. Opportunity zones use federal tax discounts and the developer pays their full property taxes to the City of Keene from day one, which will help grow the City's tax base and helps relieve pressure on the residential property taxpayers, which is incredibly important under the new OZ 2.0 rules for rural communities. She said that federal incentives give investors a 30% tax discount on invested capital gains and cut required building renovation costs from 100% of the initial value to 50%. So, on \$1 million valued property the improvement needs to be valued at \$500,000 or more. In the previous program they would have to double the value of the building. Deputy CITY MANAGER Landry said she could not support enough the need for the City to submit a nomination to make sure the City at least has at least one Opportunity Zone and it ideally two going forward.

Councilor Favolise said the Deputy City Manager mentioned some possible examples that she could share with the Council and the public, and asked if she had any of those readily available. The Deputy City Manager said she had mathematical examples, but she did not have a building example. She said that the Kingsbury property is in the census tract, for example, but it is on the wrong side of Marlboro Street for the current opportunity zone. She said that MEDC was helping the City pull together a list of potential projects and investors within the new Opportunity Zone right now.

Councilor Chalice said the Deputy City Manager mentioned the very important example for the community in terms of the Kingsbury property. Counselor Chalice asked if the City had any possibilities of petitioning that Opportunity Zone to its boundaries to be adjusted based on

financial issues. Deputy City Manager Landry said no, the City had asked and asked, and would like the answer to be yes, but the answer is no. It is limited to census tracts. Mayor Kahn said each census tract needs to meet the qualifications that are set forth relative to income and valuations. Deputy City Manager Landry said that is correct and anyone can invest in those tracts, they do not have to come through the City or MEDC. The City may not even know if someone makes an investment in a property; that is all done separately from the City.

Councilor Tobin asked if this is to support any type of development or specifically lower income development; she heard the Deputy City Manager mention median income. The Deputy City Manager thought the answer to the Councilor's question was no: that the poverty level or the income levels contribute to what makes the census tract eligible, but the development can be commercial, it can be market rate housing, or it could be low-income housing potentially.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

REPORT - RESIGNATION - ALEXANDER VON PLINKY - CONSERVATION COMMISSION

A memorandum was read from Senior Planner Mari Brunner, recommending that the Council accept the resignation of Alexander "Sparky" Von Plinsky from the Conservation Commission with gratitude for his years of service. A motion by Councilor Greenwald to accept the resignation with gratitude for service was duly seconded by Councilor Powers. The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

MORE TIME - MSFI REPORTS - ERIK MURPHY - PETITION - SAFETY IMPROVEMENTS AT THE SOUTH LINCOLN STREET AND ROXBURY STREET INTERSECTION; *AND* GILBO AVE SOLAR PAVILION CONCEPTUAL DESIGN - CITY ENGINEER

The first Municipal Services, Facilities and Infrastructure Committee report was read, unanimously recommending placing "Petition – Safety Improvements at the South Lincoln Street and Roxbury Street Intersection" on More Time to allow for staff to develop options for consideration to be presented at the next MSFI Committee meeting on September 23, 2026, and direct the City Manager to introduce an ordinance for a four-way stop at this intersection. A second Municipal Services, Facilities and Infrastructure Committee report was read on a vote of 4–1, recommending placing the Gilbo Ave Solar Pavilion Conceptual Design on More Time. Mayor Kahn granted More Time for both items.

ORDINANCE FOR FIRST READING - RELATING TO AMENDMENTS TO ARTICLE VII. - FOOD SERVICE ESTABLISHMENTS - ORDINANCE O-2026-14

A memorandum was read from Community Development Director Paul Andrus, recommending the City Council refer Ordinance O-2026-14 to the Planning, Licenses and Development Committee. Mayor Kahn referred Ordinance O-2026-14 to the September 9, 2026 Planning, Licenses and Development Committee meeting.

ORDINANCE FOR FIRST READING - RELATING TO THE INSTALLATION OF TWO STOP SIGNS ON ROXBURY STREET - ORDINANCE O-2026-15

A memorandum was read from Public Works Director Don Lussier, recommending that Ordinance O-2026-15 be referred to the Municipal Services, Facilities and Infrastructure Committee. Mayor Kahn referred Ordinance O-2026-15 to the September 23, 2026 Municipal Services, Facilities and Infrastructure Committee meeting.

As a point of clarification, Councilor Greenwald said there was not an endorsement of a four-way stop at Roxbury St. and Lincoln St. The Committee was saying to prepare the Ordinance, and they would talk about it first. Mayor Kahn said it is something staff had done in the past and it was a simple straightforward Ordinance anyway that the Council would take up in the future.

RESOLUTION - RELATING TO FISCAL POLICIES - RESOLUTION R-2026-34-A

A Finance, Organization and Personnel Committee report was read, unanimously recommending the adoption of Resolution R-2026-34-A. Mayor Kahn filed the report. A motion by Councilor Powers to adopt Resolution R-2026-34-A was duly seconded by Councilor Chadbourne.

Councilor Jones referred to the fifth paragraph, where the City Manager is hereby granted the authority to appoint a designee temporarily to perform duties and responsibilities of the City Manager in his or her absence. He asked if that is a Fiscal Policy or if that should be a personnel policy. He said he had no problem with it, but he was wondering why it was in the Fiscal Policy and not in the personnel. The City Manager said that was added to the Fiscal Policy a few years ago because if she is not here sometimes and a document needs to be signed of financial nature like a purchase order or contract, the City Attorney suggested including this language to allow the Deputy City Managers to sign those documents in the City Manager's absence. So, the language has been in Fiscal Policy since then.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

RESOLUTION - RELATING TO THE APPROPRIATION OF WASTEWATER TREATMENT PLANT CAPITAL RESERVE FUNDS TO THE WASTEWATER TREATMENT PLANT HVAC REPLACEMENT PROJECT - RESOLUTION R-2026-36

A Finance, Organization and Personnel Committee report was read, unanimously recommending the adoption of Resolution R-2026-36-A. Mayor Kahn filed the report. A motion by Councilor Powers to adopt Resolution R-2026-36-A was duly seconded by Councilor Chadbourne. The motion carried unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Haas was absent.

RESOLUTION - RELATING TO THE ALTERATION OF THOMPSON ROAD -
RESOLUTION R-2026-37

A memorandum was read from Public Works Director Don Lussier, recommending that the Mayor schedule a Site Visit and a Public Hearing on September 17, 2026, and that following the Public Hearing Resolution R-2026-37 be referred to the Municipal Services, Facilities & Infrastructure Committee and the Planning Board for their review and consideration. Mayor Kahn referred Resolution R-2026-37 to the Municipal Services, Facilities and Infrastructure Committee and the Planning Board. He scheduled a Site Visit for September 17, 2026 at 5:30 PM and a Public Hearing to be for September 17, 2026 at 7:00 PM; transportation and a light meal would be provided.

RESOLUTION - ACKNOWLEDGING DR. DOTTIE MORRIS FOR HER YEARS OF
SERVICE TO KEENE STATE COLLEGE, THE CITY OF KEENE HUMAN RIGHTS
COMMITTEE, AND THE COMMUNITY - RESOLUTION R-2026-39

A communication was read from Councilor Jones, recommending drafting a Resolution to express the City Council's support and acknowledgment of Dr. Dottie Morris for her years of service as she strived to make Keene and the Monadnock Region a welcoming and accepting community. A motion by Councilor Jones to direct the Mayor to prepare a Proclamation to recognize Dr. Dottie Morris for years of service to Keene State College, the City of Keene Human Rights Committee, and the community was duly seconded by Councilor Workman.

The Mayor said he was pleased to be able to write this Proclamation after all his years working with Dr. Morris at Keene State College. He said she is an amazing person and a great part of this community. He said that during the Proclamation, he hoped she would share all her future plans. Dr. Morris had agreed to be present for the presentation of the Proclamation on September 17, 2026.

The motion carried unanimously with 14 Councilors present and voting in favor. Councilor Haas was absent.

RESOLUTION - RELATING TO THE APPROPRIATION OF FUNDS FOR THE
MARLBORO STREET & CHESHIRE RAIL TRAIL IMPROVEMENTS PROJECT -
RESOLUTION R-2026-40

A memorandum was read from the City Engineer Bryan Ruoff, recommending that Resolution R-2026-40 be referred to the Finance, Organization and Personnel Committee. Mayor Kahn referred Resolution R-2026-40 to the September 10, 2026 Finance, Organization and Personnel Committee of September 10, 2026.

NON-PUBLIC SESSION

A motion by Councilor Greenwald was duly seconded by Councilor Powers to go into non-public session to discuss legal matters pursuant to RSA 91-A:3,II(L), land matters pursuant to RSA 91-A:3,II(d), and litigation matters pursuant to RSA 91-A:3,II(e). The motion carried

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unanimously on a roll call vote with 14 Councilors present and voting in favor. Councilor Haas was absent.

Mayor Kahn called a five-minute recess at 8:50 PM before the session began at 8:55 PM. The public session reconvened at 9:35 PM.

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

ADJOURNMENT

Councilor Chadbourne acknowledged how wonderfully Ms. Fitz-Simon had led the meeting in the City Clerk's absence.

There being no further business, Mayor Kahn adjourned the meeting at 9:35 PM.

A true record, attest:



Heather Fitz-Simon
City Clerk, Pro Tem