City of Concord

City Council

Meeting Minutes - Final

Monday, August 10, 2026 | **7:00 PM** | **City Council Chambers, 37 Green Street, Concord, NH 03301**

Non-meeting in accordance with RSA 91-A: 2, I (a) to discuss collective bargaining strategies followed by a non-public session in accordance with RSA 91-A: 3, II (d) to discuss property acquisition to begin at 6:00 p.m.

1. Mayor Champlin called the meeting to order at 7:04 p.m.
2. Invocation.
3. Pledge of Allegiance.
4. Roll Call.

   Present: 12 - Councilor Stacey Brown, Mayor Byron Champlin, Councilor Jeff Foote, Councilor Amanda Grady Sexton, Councilor Michele Horne, Councilor Aislinn Kalob, Councilor Fred Keach, Councilor Jennifer Kretovic, Councilor Judith Kurtz, Councilor Jim Schlosser, Councilor Kris Schultz, and Councilor Brent Todd

   Excused: 3 - Councilor Mark Davie, Councilor Nathan Fennessy, and Councilor Ali Sekou
5. Approval of the Meeting Minutes.

   July 13, 2026 City Council Draft Meeting Minutes.

   Action: Councilor Kurtz moved approval of the July 13, 2026 Draft Meeting Minutes. The motion was duly seconded by Councilor Grady Sexton and passed with no dissenting votes.

   Correction of the June 4, 2026 City Council Meeting Minutes.

Action: Mayor Champlin noted a correction of the June 4th, 2026 City Council meeting, which was requested by Councilor Brown. This concerns recusals by Councilor Brown and Councilor Kalob.

Mayor Champlin explained that prior to the June 4th City Council meeting vote on the budget, Councilor Kalob had spoken with him indicating her intent to recuse herself from any items that pertain to the Thrive Resource Center. He then noted that at the City Council meeting that night, which met at 11:30 pm, he had failed to mention her recusal and to include that in the minutes.

Mayor Champlin moved that the official minutes of the June 4, 2026 City Council Meeting be corrected to accurately reflect that no recusals occurred by removing all references stating: Councilor Brown advised Mayor Champlin that she was recusing herself from voting on all items related to the Concord Police Department.

Mayor Champlin also corrected the minutes to reflect a prior conversation that evening where Councilor Kalob advised Mayor Champlin that she would be recusing herself from all items related to the Thrive Resource Center. The motion was duly seconded by Councilor Todd and passed with one dissenting vote.

6. Agenda overview by the Mayor.

7. Presentation by Executive Councilor Karen Liot Hill.

Action: Mayor Champlin welcomed Executive Councilor Karen Liot Hill.

Executive Councilor Karen Liot Hill provided an overview of the role and responsibilities of the New Hampshire Executive Council, noting that New Hampshire is unique in having a bicameral executive branch consisting of the Governor and five Executive Councilors. The Executive Council provides a check and balance on the Governor and is responsible for approving state contracts and expenditures over $10,000, confirming appointments, overseeing certain infrastructure and transportation matters, and assisting constituents with state government issues.

Councilor Liot Hill provided updates on several matters of interest to Concord, including recent ICE activity in New Hampshire and ongoing discussions regarding law enforcement interactions with federal immigration authorities. She also discussed the status of the State's 10-Year Highway Plan, noting that approximately $300 million in projects had been removed due to insufficient funding. She highlighted the impact of the plan and toll discussions on the

proposed Bow/Concord highway safety improvements.

Councilor Liot Hill also addressed the proposed replacement of the New Hampshire men's prison, noting concerns regarding the facility's current conditions and the rising cost of construction. She indicated that the Executive Council recently declined to approve a contract for a study evaluating options and costs for the project and expressed interest in continuing discussions with the City regarding its concerns and priorities.

Finally, Councilor Liot Hill discussed property taxes and expressed concern that the issue is becoming increasingly politicized. She stated that the State has shifted significant costs to municipalities and school districts over time and advocated for greater State involvement in addressing property-tax burdens. She reiterated her willingness to assist the City and its constituents with State-related matters.

Councilor Kretovic clarified that Concord is unique in having its City and school districts separately governed, noting that the City does not control school budgets even though school taxes make up a significant portion of residents' property tax burden. Councilor Liot Hill acknowledged the concern and noted that state-level decisions, including reductions in state contributions to retirement costs for teachers, police officers, and firefighters, have increased the burden on local property taxpayers.

Councilor Brown questioned whether the State's proposed 1,500-bed replacement men's prison is appropriately sized given the current incarcerated population and asked that the 2020 census information for the prison be corrected. Councilor Liot Hill agreed that accurate population data and careful forecasting are important to avoid overbuilding. Councilor Schultz asked about the availability of information regarding the number of Concord students receiving Education Freedom Account vouchers. Councilor Liot Hill agreed to request the information from the Department of Education.

Councilor Liot Hill concluded her presentation and offered to provide her presentation materials to the City Council for distribution.

Councilor Liot Hill also shared that she had received a letter from the City Clerks of Manchester, Nashua, and Portsmouth requesting guidance from the Secretary of State regarding the HB 1300 ballot question, noting concerns that the proposed ballot language may not align with the process used in those communities. She indicated that she would share the letter for the City's review.

Consent Agenda Items

Action: Councilor Kretovic moved approval of the consent agenda. The motion was duly seconded by Councilor Schultz.

It was noted that Item 22 and Item 23 were pulled from the consent agenda. Councilor Brown recused herself from Item 17, as her husband is a Concord Police Officer.

The motion passed with no dissenting votes.

Referral to the Diversity, Equity, Inclusion, Justice & Belonging (DEIJB) Committee and the Recreation & Parks Advisory (RPAC) Committee

8. Communication from Charm Emiko, expressing their concerns about equity ensuring that Keach Park has trash receptacles and usable restroom facilities comparable to those available at White Park.

Action: The communication was referred to the DEIJB Committee and the Recreation and Parks Advisory Committee.

Referral to the Parking Committee

9. Communication from Henry and Kathy Patten, 208 Rumford Street, expressing their concerns about Rumford Street Parking, Code Enforcement, and Winter Snow Removal Concerns.

Action: The communication was referred to the Parking Committee.

Referral to the Public Safety Board

10. Request from Isaac Fiske, Concord Resident, suggesting the City consider developing a proposed "Tobacco and Nicotine Retail Governance and Public Safety Ordinance of the City of Concord," amending the Code of Ordinances by adopting a new article governing tobacco and nicotine retail permitting, enforcement, and related public safety measures.

Action: The communication was referred to the Public Safety Board.

Items Tabled for September 14, 2026 Public Hearings

11. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-7.1(a), Parking Prohibited During Certain Hours and Months in Designated Places, Schedule IX, to modify seasonal no parking restrictions on Church Street between Bradley and Lyndon Streets; together with a report from the Assistant Director of Community Development.

    Action: Ordinance moved to set for a public hearing.

12. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-7.1(a), Parking Prohibited During Certain Hours and Months in Designated Places, Schedule IX, to modify school year no parking restrictions on Columbus Avenue; together with a report from the Assistant Director of Community Development.

    Action: Ordinance moved to set for a public hearing.

13. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-8, Parking Time is Limited in Designated Places, Schedule III, to modify time-limits and enforcement hours for certain parking spaces on Warren Street adjacent to Concord High School; together with a report from the Assistant Director of Community Development.

    Action: Ordinance moved to set for a public hearing.

14. Resolution appropriating the sum of $23,100, for Police Department Roadway Safety Outreach Initiatives and accepting the sum of $23,100, in grant funds from the New Hampshire Office of Highway Safety for this purpose; together with a report from the Deputy Chief of Police.

    Action: Resolution moved to set for a public hearing.

From the City Manager

15. Positive Citizen Comments.

    Action: Positive comments received and filed.

Consent Reports

16. Diminimis gifts and donations report from the Library Director requesting authorization to accept gifts and donations totaling $1,270.75, as provided under the pre-authorization granted by City Council.

    Action: Consent report approved.

17. Diminmus grants report from the Deputy Chief of Police requesting authorization to accept a grant totaling $9,293.44, from the US Department of Justice Bulletproof Vest Partnership Program as provided for under the pre-authorization granted by City Council.

    Action: Consent report approved.

    Councilor Brown recused herself because her husband is a Concord Police Officer.

18. Diminimus gifts and donations report from the Director of Special Projects & Strategic Initiatives requesting authorization to accept a monetary gift totaling $675, as provided under the pre-authorization granted by City Council.

    Action: Consent report approved.

19. Restoration of the fence at the Old Fort Cemetery report from the Assistant Parks and Recreation Director.

    Action: Consent report approved.

20. Report from Library Trustees on a recommendation to pause fines for one year.

    Action: Consent report approved.

21. Report from the General Services Director in response to a City Council referred petition requesting that the sidewalks on both sides of Auburn Street be repaved.

    Action: Consent report approved.

22. Report from Beaver Meadow Director of Operations recommending approval of the proposed 2027 Beaver Meadow Golf course rate structures as recommended by the Golf Course Advisory Committee at their July 9, 2026 meeting. (Pulled from consent by Councilor Kretovic and Councilor Brown.)

    Action: Pulled from Consent by Councilor Kretovic and Councilor Brown.

Consent Resolutions

23. Resolution rescinding the appropriation of the sum of $434,334.50, in various Community Development Block Grant and Grant Donations projects, to include $8,725.82, in the Community Development Block Grant Fund and $425,608.69 in the Grants and Donations Fund, and rescinding the acceptance of $434,334.50, in various Community Development Grant and Grants and Donations Funds, to include $8,725.82, in the Community Development Block Grant Fund and $425,608.68, in the Grants and Donation fund, retroactive to June 30, 2026; together with a report from the Assistant Finance Director. (Pulled from consent by Councilor Brown.)

Action: Pulled from Consent by Councilor Brown.

24. Resolution authorizing the City Manager or his designee to apply for up to $4,000, of matching grant funding through the New Hampshire Department of Safety for technical assistance for the revision of the City's Continuity of Operations Plan; together with a report from the Fire Chief.

Action: Consent resolution approved.

25. Resolution authorizing the City Manager to submit an application to the New Hampshire Department of Business and Economic Affairs to nominate eligible census tracts for the Opportunity Zones 2.0 Program; together with a report from the Deputy City Manager - Development.

Action: Consent resolution approved.

End of Consent Agenda

Public Hearings

26A. Ordinance amending the Code of Ordinances, Title I, General Code, Chapter 14, Morals and Conduct; together with a report from the Chair of the Public Safety Advisory Board.

Action: Acting City Manager Brian LeBrun invited City Solicitor John Conforti to speak to the ordinance.

City Solicitor Conforti explained that the proposed ordinance follows recent state legislation, RSA 178:33-38, authorizing municipalities to establish social districts. Concord voters approved a ballot question in November authorizing the City Council to establish social districts. These designated areas would allow patrons to

carry and consume alcoholic beverages purchased from participating licensed establishments within defined boundaries.

City Solicitor Conforti explained that the proposed ordinance represents the first step in a multi-step implementation process. It would establish an exception to the City's general prohibition on public alcohol consumption, and it would direct Code Administration to develop application and enforcement procedures, and establish a review process for proposed social districts. Applications would initially be reviewed by the Public Safety Advisory Board, which could seek public input before making recommendations to the City Council. Additional policies and procedures would return to the Council for review and approval before any social district becomes operational.

Council discussion focused on the process for establishing and approving social districts. Councilors asked whether the matter had been formally referred to the Public Safety Advisory Board. City Solicitor Conforti explained that the Board had independently spent several months reviewing the issue and that a formal Council referral was not required for the Board to consider it. He noted that the proposed process is similar to other permitting processes, with Code Administration developing the application and enforcement procedures and the Public Safety Advisory Board providing review and recommendations.

Councilors also clarified that each proposed social district would require City Council approval, with the Council retaining authority over application requirements, fees, and the frequency of renewals or reviews. Councilor Todd confirmed that the Council could hold a public hearing before approving an individual social district. Councilor Brown asked about Laconia's experience with its social district. Solicitor Conforti reported that it had been operating successfully and without significant issues at the time of his most recent inquiry. He agreed to follow up and provide the Council with additional information.

Mayor Champlin opened the public hearing.

Ben Greenslade, 47 South State Street, thanked the Mayor, City Council, and the voters for approving the social district ballot question. He noted his prior involvement with the New Hampshire Legislature and stated that he was involved in drafting the legislation authorizing social districts. He encouraged the City to move forward, noting that the City has flexibility in determining boundaries, dates, times,

and other operational requirements.

Mr. Greenslade expressed disappointment that the social district was not implemented in time for Market Days, which he viewed as a missed opportunity for local businesses. He cited Laconia's successful implementation during Bike Week as an example of how social districts can operate safely while supporting local businesses and encouraged the City to continue moving the process forward.

Councilor Brown asked about the amount of trash generated by Laconia's social district, noting that waste disposal is an ongoing concern in Concord. Mr. Greenslade was unable to provide specific information but emphasized that local businesses should be involved in developing the program and suggested they may be willing to help address waste disposal costs and provide trash receptacles.

Councilor Kretovic asked about the potential benefit of social districts to local restaurants and alcohol sales. Mr. Greenslade said he could not speak to specific revenue figures but noted that alcohol sales have declined for various reasons. He expressed support for using social districts as an opportunity to rethink how the community and public interact with alcohol.

There being no further testimony, Mayor Champlin declared the public hearing closed.

26B. Public Hearing regarding the status of the $130,000 in Community Development Block Grant (CDBG) COVID-19 (CDBG-CV) funds, the majority of which was sub-granted to the Concord Coalition to End Homelessness (CCEH) for costs incurred in operating their Emergency Winter Shelter at 240 N Main Street, and Resource Center at 238 N Main St, for the period December 1, 2025, to April 30, 2026, together with a report from the Assistant Director of Community Development.

Action: Acting City Manager LeBrun invited Assistant Community Development Director Tim Thompson to speak to the ordinance.

Assistant Community Development Director Thompson indicated he was here to provide a status update hearing for this CDGB grant. He explained Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to $500,000 annually is available for economic development projects, up to $750,000 for public facility projects, up

to $750,000 for housing projects, and up to $500,000 for emergency activities. Up to $25,000 is available per planning study grant. Up to $1,038,000 was available through a COVID-19 (CDBG-CV) funding opportunity for Public Service providers serving unhoused individuals or low- and moderate-income households/persons impacted by COVID-19. All projects must directly benefit a majority of low- and moderate-income persons.

This public hearing will update the public on, and take comment on, a CDBG-CV of $130,000, the majority of which was sub granted to the Concord Coalition to End Homelessness (CCEH) for costs incurred in operating their Emergency Winter Shelter (EWS), 240 N Main Street, Concord, and Resource Center (RC), 238 N Main Street, Concord, for the period of December 1, 2025, to April 30, 2026. The funds provided reimbursement for the additional services CCEH provided to people experiencing homelessness in Concord, NH related to the COVID-19 pandemic. 674 people benefited from this project.

Director Thompson further clarified of that $130,000 grant, $114,000 of that was sub granted to the coalition, that they then used to reimburse their operating costs for the shelter and their resource center during that time. The remaining $16,000 of that $130,000 grant were paid to the CDBG consultant that the City contracts with the contract administration and grant rating.

Mayor Champlin noted that there was some confusion on social media around the $16,000, assuming this amount was for an additional grant. He clarified the funds were for administrative costs, which have been expended.

The City Council discussed the CDBG-CV funding provided to support the Concord Coalition to End Homelessness and clarified that the approved funding period extended through April 30, although the winter shelter itself was open only through the end of March. Director Thompson explained that the December-through-April funding period was established by the Community Development Finance Authority (CDFA) under the CDBG-CV grant program and did not require the shelter to remain open for the entire funding period. The funding also supported the Resource Center, which operates year-round.

Councilor Kretovic asked whether the approximately $16,000 administrative allocation was standard grant practice or specific to the arrangement with the Coalition. Director Thompson explained that federal grants generally allow for administrative costs and noted that Concord, as a non-entitlement community,

competes statewide for CDBG funding administered through CDFA, unlike entitlement communities such as Manchester, Nashua, and Rochester, which receive direct federal allocations. He further clarified that the administrative allowance could have supported City staff if the City had administered the grant internally.

The Council also discussed whether the CDBG-CV funding affected other organizations seeking CDBG assistance. Director Thompson clarified that the CDBG-CV funds were separate from the CDBG housing funds previously considered by the City. He noted that Families in Transition was awarded a $500,000 CDBG housing grant, including approximately $25,000 for grant administration, while Riverbend was not selected for funding. Director Thompson explained that the CDBG-CV program was a separate, expedited funding opportunity intended to distribute COVID-19 relief funds that otherwise could have been returned to the federal government.

Mayor Champlin opened the public hearing.

Karen Jantzen, Executive Director of the Concord Coalition to End Homelessness, testified expressing appreciation for the City's support and described the significant impact of the funding. She explained that the funds enabled the winter shelter to open earlier and remain open later in the morning, expanded weekday afternoon hours, and provided additional warming center hours during periods of extreme cold. In total, the funding supported approximately 73 additional hours of service, allowing staff to establish stronger connections with individuals, provide additional case management and outreach, and connect people with other community resources. Ms. Jantzen reported that, over the course of the year, the organization and its community partners helped 43 people obtain housing.

Councilors recognized the Concord Coalition to End Homelessness and the Friendly Kitchen for their collaborative efforts to provide expanded services during the winter, including extended hours that helped ensure continuous access to shelter and daytime resources for vulnerable residents during periods of extreme cold. Councilor Schultz also advised Ms. Jantzen that the City would be discussing potential responses to extreme heat and encouraged the Coalition to consider whether its Resource Center could play a role in addressing the needs of residents during periods of dangerous heat.

Councilors Kretovic and Schlosser expressed their appreciation for the Coalition's

work and emphasized the importance of the organization's outreach and services. Councilor Kretovic noted that 614 people benefited from the winter shelter and highlighted that extreme weather often brings vulnerable individuals into contact with service providers who might otherwise remain difficult to reach. The Council expressed gratitude to the Coalition and its community partners for protecting and assisting vulnerable members of the community.

There being no further testimony, Mayor Champlin declared the public hearing closed.

Director Thompson indicated this was not an action item and no vote would be necessary during the Public Hearing Action portion of the meeting.

26C. Resolution appropriating the sum of $67,376 in the General Fund as a transfer out to trust and accepting the sum of $67,376 from the Boys & Girls Club of Central and Northern New Hampshire for this purpose, retroactive to June 30, 2026; together with a report from the Director of Special Projects & Strategic Initiatives.

Action: Acting City Manager Brian LeBrun explained that, as part of the off-site improvements required during the planning review of the Penacook Community Center project, the Boys and Girls Club was responsible for constructing sidewalks on Dolphin Street. Although the City partnered with the Boys and Girls Club on the Community Center project, the Club was responsible for the associated construction costs. Because Dolphin Street was included in the FY23 neighborhood street paving program under CIP 78, the City and the Boys and Girls Club agreed to coordinate the sidewalk construction with the paving project, with the Club covering the full cost of the sidewalk work through the CIP.

Mr. LeBrun reported that the sidewalk work has been completed and the City has received all associated funds. With the project now closed, staff recommended transferring the remaining funds to the Highway Reserve for use in future neighborhood street paving projects under CIP 78. This transfer would preserve the funds for future eligible paving work while allowing the completed project to be formally closed.

Mayor Champlin opened the public hearing. There being no testimony, he declared the hearing closed.

26D. Resolution appropriating the sum of $11,500 in the Parks & Recreation miscellaneous grants and donations project for the free summer concert series and accepting the sum of $11,500 as a donation from the Walker Lecture series for this

purpose; together with a report from the Recreation and Parks Advisory Committee.

Action: Acting City Manager Brian LeBrun explained that in 2022, the City approached the Walker Lecture Series regarding funding to expand the free community concert series to include Sunday morning concerts at the Merrimack Lodge at White Park. The Walker Lecture Series agreed to fund the expansion, resulting in 10 concerts being held at the Lodge from mid-June through mid-September. Since 2022, the Walker Lecture Series has continued to support the Thursday evening and Sunday morning community concerts. In 2025, the organization also provided $11,500 to support additional concerts at Canal Riverfront Park in Penacook. The current donation will support the City's 2026 summer concert series.

Councilor Brown asked how the donation and associated funds are accounted for and whether the funds are restricted to this type of event. Acting City Manager LeBrun explained that the donation will be deposited into the Grants and Donations Fund and that a comprehensive report on grants and donations will be provided to the City Council as part of the first-quarter financial report. In response to a question regarding the City's financial statements, Mr. LeBrun clarified that the fund is included as a consolidated amount in the Annual Comprehensive Financial Report (ACFR) but is not included in the City's regular annual operating budget; therefore, the donation is presented to the Council through a supplemental appropriation.

Mayor Champlin opened the public hearing. There being no testimony, he declared the hearing closed.

26E. Resolution modifying the Elderly Exemption for the City of Concord pursuant to the provisions of RSA 72:27-a; together with a report from the Director of Assessing.

Action: Acting City Manager LeBrun welcomed Director of Assessing John Rice to discuss the resolution.

Director Rice presented a recommendation from the Tax Exemptions Policy Committee to increase the elderly property tax exemption amounts in response to the City's ongoing property revaluation. The goal is to maintain approximately the same number of qualifying taxpayers receiving the exemption as in prior years. Based on preliminary residential assessment values, staff determined that the proposed increases should largely preserve the existing benefit. In 2025, 98

taxpayers received a zero-tax bill as a result of the exemption. Current projections indicate that 94 of those taxpayers would continue to receive a zero-tax bill, while approximately 10 additional taxpayers would qualify, for a projected total of 104 taxpayers with zero-tax bills.

The current exemption amounts are $80,000 for ages 65-74, $131,000 for ages 75-79, and $223,000 for ages 80 and older. The recommended amounts are $155,000, $250,000, and $375,000, respectively. Director Rice explained that the exemption is income- and asset-based and reduces a property's assessed value before the tax rate is applied; it is not a tax credit. The Council discussed the importance of encouraging eligible residents to apply for the exemption.

Director Rice and Acting City Manager LeBrun explained that the proposed amounts could be adjusted before tax bills are issued if final assessment values differ significantly from current projections. However, based on recent hearings and preliminary information, staff does not anticipate changes significant enough to affect the recommendation. The exemption amounts are reviewed annually, providing an additional opportunity for adjustment in future years.

The Council also discussed the timing of the assessment process and upcoming commercial property assessments. Director Rice reported that notices regarding commercial assessments had been mailed and should be received within several days. Mayor Champlin commented that his preliminary assessment was consistent with recent market estimates and commended the accuracy of the City's revaluation projections.

Mayor Champlin opened the public hearing. There being no testimony, he closed the hearing.

26F. Report from the Director of Assessing recommending the City Manager be authorized to enter into a Payment in Lieu of Taxes Agreement between the City of Concord and Briar Hydro Associates for Rolfe Canal Falls, Penacook Upper Falls & Penacook Lower Falls.

Action: Acting City Manager LeBrun welcomed Director of Assessing John Rice to discuss the report.

Director Rice presented a bridge-year payment-in-lieu-of-taxes (PILOT) agreement with Briar Hydro. He explained that the City has been working with the Assessing Department to establish an appropriate value for Briar Hydro's assets, which can

be a complex process. Because the City's ongoing revaluation was not complete before the prior agreement expired on March 31, 2026, staff negotiated a one-year bridge agreement with Briar Hydro in the amount of $255,000.

Director Rice noted that the payment is based on the property's 2025 assessed value, applicable tax rate, and an agreed-upon discount. The City will establish a new property value as part of the revaluation and will use that value and the applicable tax rate to negotiate a future agreement. Staff anticipates pursuing a five-year PILOT agreement following completion of the revaluation.

In response to Councilor Foote, Director Rice confirmed that Boscawen also has a PILOT agreement with Briar Hydro. He explained that the City is coordinating with Boscawen and the company's representatives to appropriately allocate the property's value between the communities and ensure that the combined assessment is accurate and does not result in an excessive valuation.

Mayor Champlin opened the public hearing. There being no testimony, he closed the hearing.

26G. Discretionary Preservation Easement renewal request, per RSA 79-D, for property located at 102 Little Pond Road owned by the Sylvia S. Miskoe Trust.

Action: Acting City Manager LeBrun welcomed Director of Assessing John Rice to discuss the report.

Director of Assessing Rice presented a proposed barn preservation easement for 102 Little Pond Road, owned by the Miskoes. He explained that the property has previously received two 10-year preservation easements covering the past 20 years. Staff inspected and evaluated the barn and found it to be exceptionally well maintained and in excellent condition.

Director Rice noted that barn preservation is costly and that the easement program helps ensure that owners continue to make necessary investments in maintaining and preserving historically significant agricultural structures. Based on the condition of the barn and the owners' ongoing preservation efforts, staff recommended approval of another 10-year easement.

Mayor Champlin opened the public hearing. There being no testimony, he closed the hearing.

Public Hearing Action

27. Ordinance amending the Code of Ordinances, Title I, General Code, Chapter 14, Morals and Conduct; together with a report from the Chair of the Public Safety Advisory Board.

Action: Councilor Kretovic moved approval of the ordinance. The motion was duly seconded by Councilor Grady Sexton.

Councilor Brown moved to table the item until additional information is received. She indicated that she is concerned that the City has prioritized social districts over warming stations, cooling centers, and over things that necessitate the resident's safety.

The motion failed for a lack of a second.

Councilor Brown raised concerns regarding a member of the Safety Board's potential conflict of interest as a lobbyist for an alcohol-related organization and questioned whether that affiliation was disclosed during the Board's discussions of social districts. She also noted that two Safety Board members had opposed moving forward and requested additional time for consideration.

Councilor Brown then raised further concerns regarding the implications of open and concealed carry laws, alcohol consumption and public safety, potential impacts on residents who do not drink, trash and other downtown impacts, and declining alcohol sales. Councilor Brown urged the City to further study these issues and questioned whether establishing a social district should take priority over other needs, including heating, warming, and cooling centers.

Councilor Grady Sexton indicated that all of the issues raised had been discussed at length by multiple subcommittees and by the full Public Safety Advisory Board.

Councilors generally expressed support for moving forward with the social district ordinance. Members noted that the issue had been thoroughly discussed and reviewed by City committees and state representatives, and that the process had not been rushed. Councilors expressed confidence in the proposed process, including legal review, Public Safety Advisory Board review of applications, and continued Council oversight. Members also cited potential benefits to local businesses, particularly establishments serving alcohol, constituent support for the initiative, and the potential for permit and fee revenue. Some Councilors expressed

frustration with the length of the process and supported moving forward without further delay.

Councilor Grady-Sexton expressed appreciation for the members of the Public Safety Advisory Board and acknowledged the time and effort required to serve on the Board, expressing concern that a Board member may have been disparaged during the discussion.

Mayor Champlin stated that he would also vote in favor of the ordinance and thanked Councilor Grady-Sexton and the Public Safety Advisory Board for their extensive work and detailed review. He noted that much of the interest in social districts had come from nonprofit organizations interested in potential opportunities and acknowledged that some had hoped the City would act sooner. The Mayor emphasized, however, that the City should proceed thoughtfully, with consideration for neighborhoods and public safety, and should not feel pressured to act simply because another community or business had moved forward first.

The motion to approve the ordinance passed with one dissenting vote.

28. Public Hearing regarding the status of the $130,000 in Community Development Block Grant (CDBG) COVID-19 (CDBG-CV) funds, the majority of which was sub-granted to the Concord Coalition to End Homelessness (CCEH) for costs incurred in operating their Emergency Winter Shelter at 240 N Main Street, and Resource Center at 238 N Main St, for the period December 1, 2025, to April 30, 2026, together with a report from the Assistant Director of Community Development.

Action: Action not required.

29. Resolution appropriating the sum of $67,376 in the General Fund as a transfer out to trust and accepting the sum of $67,376 from the Boys & Girls Club of Central and Northern New Hampshire for this purpose, retroactive to June 30, 2026; together with a report from the Director of Special Projects & Strategic Initiatives.

Action: Councilor Kurtz moved approval of the resolution. The motion was duly seconded by Councilor Todd. The motion passed by the necessary two-thirds majority.

30. Resolution appropriating the sum of $11,500 in the Parks & Recreation miscellaneous grants and donations project for the free summer concert series and accepting the sum of $11,500 as a donation from the Walker Lecture series for this purpose; together with a report from the Recreation and Parks Advisory Committee.

Action: Councilor Kretovic moved approval of the resolution. The motion was duly seconded by Councilor Kurtz.

Councilor Horne expressed appreciation for expanding the summer concert series to the Canal Street Riverfront Park, noting the park's value as a community gathering space and highlighting the music.

The motion passed by the necessary two-thirds majority.

31. Resolution modifying the Elderly Exemption for the City of Concord pursuant to the provisions of RSA 72:27-a; together with a report from the Director of Assessing.

Action: Councilor Kretovic moved approval of the resolution. The motion was duly seconded by Councilor Todd.

Councilor Kurtz expressed appreciation to the Assessing Department for its prompt review and accurate estimates, as well as its willingness to make adjustments if necessary. She also acknowledged community members who expressed appreciation for the elderly exemption and its role in helping residents remain in the community.

Councilor Schultz noted that approximately 100 residents currently receive the exemption and suggested that many more residents may qualify. She encouraged Councilors and City officials to help publicize the exemption and application process so that eligible residents are aware of the opportunity.

Councilor Horne added that other exemptions are also available, including those for veterans, disabled and blind residents, and qualifying solar installations, and encouraged residents to review the applications available on the Assessing Department’s website.

The motion passed with no dissenting votes.

32. Report from the Director of Assessing recommending the City Manager be authorized to enter into a Payment in Lieu of Taxes Agreement between the City of Concord and Briar Hydro Associates for Rolfe Canal Falls, Penacook Upper Falls & Penacook Lower Falls.

Action: Councilor Kurtz moved approval of the report. The motion was duly seconded by Councilor Schultz and passed unanimously.

33. Discretionary Preservation Easement renewal request, per RSA 79-D, for property located at 102 Little Pond Road owned by the Sylvia S. Miskoe Trust.

Action: Councilor Kretovic moved approval of the Discretionary Preservation Easement renewal request. The motion was duly seconded by Councilor Schultz.

Mayor Champlin expressed support for the City's participation in the barn preservation program, noting the loss of historic barns throughout New Hampshire and New England. He stated that the state program provides an important tool for preserving these historic resources and expressed appreciation for the City's support of the effort.

The motion passed with no dissenting votes

Reports

34. White Park Pond Restoration report from the Parks and Recreation Director.

Action: Parks & Recreation Director David Gill presented. He introduced Garrison Beck, the City's wetlands specialist from VHB, who assisted with the pond project application process and was available to address technical questions. Director Gill reported that, following a June report and Council direction to seek state approval for hydro-raking as an alternative to full dredging, the state determined that hydro-raking was an allowable and appropriate method for restoring the pond. He noted that full dredging would have been significantly more expensive. The Capital Improvement Program includes $200,000 for the project, subject to Council discussion and final approval.

Parks & Recreation Director Gill presented the proposed pond restoration project and reported that the State had approved hydro-raking as an alternative to full dredging. He noted that full dredging would be significantly more expensive and that $200,000 is included in the current Capital Improvement Program for the project, subject to Council approval.

Councilor Brown asked about the effectiveness and cost of hydro-raking, the potential for lotus seeds to remain dormant and regenerate, and whether the project would increase the pond's depth. Mr. Gill explained that neither hydro-raking nor full dredging would guarantee eradication of all lotus seeds and that staff would continue monitoring and removing new growth. He clarified that hydro-raking is more extensive than the mechanical harvesting previously used and would remove sediment and root material, while maintaining the pond's current average depth of approximately four to six feet.

Councilor Foote also asked about chemical treatment as an alternative. Mr. Gill explained that chemical treatment had been attempted approximately 10-12 years ago but was not well received by the community. Mr. Beck added that treating the plants chemically would leave decomposing material in the pond, potentially contributing to algae blooms, whereas removing the plant material would reduce that risk.

Discussion also addressed potential odors from dewatering the removed plant material. Mr. Gill acknowledged that some odor would be expected and said the work would ideally occur in late September, when temperatures are cooler. He also clarified that previous work at the pond involved mechanical removal with a backhoe rather than hydro-raking.

Councilor Kretovic moved to authorize staff to hydro-rake the pond at White Park. The motion was duly seconded by Councilor Grady Sexton. The motion passed with one dissenting vote.

35. Report from the UNH Sustainability Fellow on the Citywide Tree Canopy Assessment.

Action: Director of Special Projects & Strategic Initiatives Beth Fenstermacher welcomed UNH Sustainability Fellow Danielle Melius to present.

The Council received a presentation from Danielle Melius on the Citywide Tree Canopy Assessment, a project developed in response to recommendations from the City's previous greenhouse gas emissions work. The assessment found that approximately 60% of Concord is covered by tree canopy, representing roughly 30,000 acres. Approximately 35% of the canopy is located on public land, with the majority on private property. The assessment also documented an overall decline in

tree canopy since 1985 and examined the environmental benefits of trees, including reduced flooding and urban heat, improved air quality, noise reduction, and increased wildlife connectivity. Using these factors, the project identified areas where future tree planting could provide the greatest benefits and developed priorities at the ward level.

Ms. Melius also presented an interactive dashboard that allows residents, City staff, and others to explore current and historic tree canopy, canopy loss and gain, potential planting areas, urban heat, and ward-specific priorities. The assessment estimated that Concord's tree canopy provides approximately $18.4 million in annual benefits. The dashboard and underlying data are intended to serve as resources for future tree-planting initiatives, public education, and more detailed field-based assessments. The presentation emphasized the importance of private property owners in expanding tree canopy, as well as the benefits of planting native and pollinator-supporting species. Future work could further refine the data, identify appropriate tree sizes and planting locations, and support strategic planting efforts throughout the City.

The Council expressed strong appreciation for the presentation and the potential value of the tree canopy dashboard as a resource for the City. Ms. Melius explained that the dashboard and methodology were designed to be improved and expanded by future sustainability fellows, forestry staff, and others. The methodology will also allow other municipalities and property owners to conduct similar tree canopy mapping using available online tools and resources.

Ms. Fenstermacher confirmed that the dashboard and associated research will be made available through the City's website, with coordination underway with the Acting GIS Coordinator to transfer the data into the City's system. The project is currently referenced through the City's trees webpage and will also be shared with other communities participating in the New England sustainability network so that the methodology can be replicated. Councilors praised the project's ward-level information, noting its usefulness for identifying priority areas and supporting future public engagement and education regarding tree planting and canopy benefits.

Councilors noted the value of the work completed through the UNH Sustainability Fellowship and emphasized that the City's relatively small investment has produced significant benefits and a valuable product for the community. Director

Fenstermacher noted that the fellowship had cost the City $4,000 annually for the previous five years, but that UNH has since changed the structure of the program, increasing the cost to approximately $12,000 beginning last year. Additional funding was secured to support the fellowship for the current year, and staff has begun exploring potential sponsorship opportunities with other organizations to help fund future fellows.

Councilor Horne moved to accept the report. The motion was duly seconded by Councilor Todd and passed unanimously.

Ms. Fenstermacher also noted that the tree canopy dashboard underwent a color accessibility review, including testing for color blindness, to ensure that the presentation and data visualization meet accessibility requirements.

New Business

Unfinished Business

36. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-6, Schedule I, to modify no parking restrictions on Church Street between Bradley and Rumford Streets; together with a report from the Assistant Director of Community Development. (Referred back to the Parking Committee at the May 11, 2026 City Council meeting.)

Action: Item remained tabled.

37. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-7.1, Parking Prohibited During Certain Hours and Months in Designated Places, Schedule IX; to modify parking requirements on School Street between Pine and Liberty Streets; together with a report from the Assistant Director of Community Development. (Action on this item tabled at the August 11, 2025 City Council meeting.) (Public comments received.)

Action: Item remained tabled.

38. Presentation on the Memorial Field Master Plan from the Parks and Recreation Director. (Presentation given at the November 10, 2025 City Council Meeting.) (Action on this item tabled at the November 24, 2025 City Council Meeting.) (Communication from Concord School District received.) (Petition and public testimony received.) (Additional public testimony received.) (Memorial Field

Master Plan Update report from the Parks and Recreation Director submitted.) (Additional public testimony received.)

Action: Item remained tabled.

Consideration of Items Pulled from the Consent Agenda

22. Report from Beaver Meadow Director of Operations recommending approval of the proposed 2027 Beaver Meadow Golf course rate structures as recommended by the Golf Course Advisory Committee at their July 9, 2026 meeting. (Pulled from consent by Councilor Kretovic and Councilor Brown.)

Action: Councilor Kretovic moved approval of the report. The motion was duly seconded by Councilor Todd.

Councilor Kretovic discussed the proposed Beaver Meadow Golf Course rate structure for the 2027-2028 season, which is expected to generate approximately $91,000 in additional revenue. She noted that revenue over expenses had increased substantially from approximately $124,000 in FY2025 and stated that the proposed rates would remain competitive with area courses while maintaining opportunities for junior golfers. Most season pass increases would be approximately 2%-3%, while the junior season pass would remain at $450. She highlighted the Bank of America Youth on Course program, which allows eligible youth to play nine holes for $5 with the remaining cost being subsidized, as a successful effort to increase youth participation. She also noted other sources of Golf Fund revenue, including driving range fees, cart rentals, simulator and winter rentals, and tournaments.

Councilor Brown expressed concern that the proposed rates would not sufficiently reduce the Golf Fund's reliance on taxpayers, noting approximately $764,000 in current annual debt service for golf-related capital projects. She also raised concerns regarding discounted and complimentary rounds and requested greater consideration of their financial impact and return on investment.

Councilor Horne asked why golf cart rates were not increasing. Acting City Manager LeBrun explained that rates had been increased substantially the prior year due to higher cart lease costs and that staff, in consultation with the Golf Advisory Committee, recommended holding the rate steady for the current year and reassessing it in the future.

The motion passed with one dissenting vote.

23. Resolution rescinding the appropriation of the sum of $434,334.50, in various

Community Development Block Grant and Grant Donations projects, to include $8,725.82, in the Community Development Block Grant Fund and $425,608.69 in the Grants and Donations Fund, and rescinding the acceptance of $434,334.50, in various Community Development Grant and Grants and Donations Funds, to include $8,725.82, in the Community Development Block Grant Fund and $425,608.68, in the Grants and Donation fund, retroactive to June 30, 2026; together with a report from the Assistant Finance Director. (Pulled from consent by Councilor Brown.)

Action: Councilor Kretovic moved approval of the resolution. The motion was duly seconded by Councilor Schultz.

Councilor Brown questioned why certain long-outstanding grant authorizations had not been closed during the prior year's cleanup. Acting City Manager LeBrun explained that some could have been closed previously, but staff worked this year to address the remaining authorizations for which there was no expectation of additional spending or revenue. He emphasized that the closeouts do not represent a loss of available funds, but rather the removal of unused authorizations from the City's books.

Councilor Brown asked whether any outstanding grants beyond 2026 would remain following the cleanup. Acting City Manager LeBrun stated that grants will continue to be reviewed annually, similar to the City's longstanding capital closeout process, and that additional obsolete authorizations will be brought forward for Council action as appropriate. Mayor Champlin clarified that most of the grants are reimbursement-based, meaning the City spends the funds and is subsequently reimbursed by the grantor; unused balances therefore generally do not represent cash held by the City. In some cases, remaining funds are available to be transferred to the revolving loan fund for housing purposes and short-term or lower-interest loans.

The motion passed with no dissenting votes.

Comments, Requests by Mayor, City Councilors

Action: Councilor Foote reported on the successful National Night Out event at Rollins Park and recognized the participation of public safety personnel and community organizations. He also congratulated Deputy Chief Steve Smagula on his retirement and thanked him for his service.

Councilor Brown encouraged residents to attend the Sunflower Festival and

highlighted the event's growth, community appeal, and the transformation of the site.

Councilor Schlosser thanked the Parks and Recreation Department for its extensive summer programming, including the Pollinator Festival, National Night Out, arts events, and music programs in City parks.

Councilor Kalob announced the upcoming unveiling of a Black Heritage Trail of New Hampshire marker honoring Concord resident and baseball player Bill Thompson, as well as the upcoming Franco Fest. She recognized City communications staff, Stefanie Breton and Angelina Zulkic, for their work and thanked firefighters for welcoming her and Councilor Schultz on tours of several fire stations.

Councilor Schultz thanked Councilor Kalob for her work documenting the fire station visits and highlighting City activities. She also expressed appreciation to Acting City Manager LeBrun for his service to the City and reminded residents to review the sample ballots and participate in the September 8 State Primary.

Councilor Kretovic recommended *I Never Thought of It That Way*, a book being read by the DEIJB Committee, noting its focus on navigating difficult conversations and differing perspectives. She also promoted the upcoming "Golf with a Cop" event at Beaver Meadow Golf Course and encouraged residents to attend the Sunflower Festival and enjoy the preserved agricultural land.

Councilor Horne encouraged residents to attend the Sunflower Festival and noted that tickets remained available for the "Sips and Sunnies" event featuring live music.

Councilor Todd thanked the Parks and Recreation Department for its ongoing community programming and highlighted the free summer concerts at Canal Street Riverfront Park. He also recognized the Walker Lecture Fund for its continued support of the concert series.

Mayor Champlin encouraged residents to attend the unveiling of the Bill Thompson Black Heritage Trail marker at White Park and recognized Parks and Recreation staff, the Black Heritage Trail of New Hampshire, and community members who

helped make the project possible.

Mayor Champlin then expressed his sincere appreciation to Acting City Manager LeBrun as he attended his final City Council meeting prior to retirement. The Mayor recognized Mr. LeBrun's as a source of stability and reliable information, particularly noting his expertise in budget analysis and his ability to explain complex financial matters. He credited Mr. LeBrun as an important contributor to the City's success and thanked him for postponing his retirement to serve as Acting City Manager during the City Manager's sabbatical. The Mayor expressed his gratitude for Mr. LeBrun's many years of service and wished him a fulfilling retirement, noting that he could look back with pride on his accomplishments with the City.

Acting City Manager LeBrun thanked the Council and the City for the opportunity to serve and expressed appreciation for his career with the City. He also recognized the approximately 500 City employees who work each day to provide services to the community and encouraged the Council to remember and appreciate their contributions.

Comments, Requests by the City Manager

Adjournment

Action: Councilor Horne moved to adjourn the meeting at 9:20 p.m. The motion was duly seconded by Councilor Schultz and passed unanimously.

Information

Inf1 April 8, 2026 Conservation Commission Meeting Minutes.

Inf2 April 16, 2026 Recreation and Parks Advisory Committee Meeting Minutes.

Action: Information item received and filed.

Inf3 May 7, 2026 Heritage Commission Meeting Minutes.

Action: Information item received and filed.

Inf4 May 20, 2026 Planning Board Meeting Minutes.

Action: Information item received and filed.

Inf5 June 2, 2026 Architectural Design Review Committee Meeting Minutes.

Action: Information item received and filed.

Inf6 June 22, 2026 Parking Committee Meeting Minutes.

Action: Information item received and filed.

Inf7 July 9, 2026 Golf Course Advisory Committee Draft Meeting Minutes.

Action: Information item received and filed.

Inf8 New Hampshire Army National Guard/Department of Military Affairs and Veterans Services Notice of 2026 Prescribed Burns.

Action: Information item received and filed.

Inf9 Invitation from the New Hampshire Black Heritage Trail for the unveiling of a marker for William Penn Thompson.

Action: Information item received and filed.

A true copy, I attest:

Deborah Tuite
Deputy City Clerk