



City of Concord

City Council

Meeting Agenda

Monday, June 9, 2025

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

A non-public session will be held in accordance with RSA 91-A: 3, II (a)-(c) to discuss the City Manager's Evaluation and/or compensation, beginning at 5:30 PM. A non-meeting will follow at 6:15 PM in accordance with RSA 91-A:2, I (a) for the purpose of discussing strategy and negotiations with respect to collective bargaining.

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Roll Call.
5. Approval of the Meeting Minutes.

May 12, 2025 City Council Draft Meeting Minutes

Attachments: [Minutes](#)

6. Agenda overview by the Mayor.

*****Consent Agenda Items*****

Referral to the Recreation and Parks Advisory Committee

7. Communication from the Sunset Baseball League requesting consideration for a reduction in the hourly field lighting fees currently assessed to their organization.

Attachments: [Communication](#)

Items Tabled for July 14, 2025 Public Hearings

8. Ordinance amending the Code of Ordinances, Title V, Administrative Code; Chapter 35, Classification and Compensation Plan, Schedule D of Article 35-2, Compensation Plan, Schedule D; together with a report from the Director of Human Resources and Labor Relations.

Attachments: [Ordinance](#)
[Report](#)

9. Resolution appropriating the sum of \$30,406.50 as a transfer out to the Highway Reserve for future improvements to Sewalls Falls Road and accepting the sum of

\$30,406.50 as a contribution from Country Estates of Concord LLC for this purpose; together with a report from the Deputy City Manager - Development.

Attachments: [Resolution](#)

[Report](#)

10. Resolution appropriating the sum of \$10,000 for the construction of a new playground at White Park (CIP #51) and accepting a donation in the sum of \$10,000 for this purpose; together with a report from the Parks & Recreation Director.

Attachments: [Resolution](#)

[Report](#)

From the City Manager

11. Positive Citizen Comments.

Attachments: [Report](#)

Consent Reports

12. Diminimus gifts and donations report from the Library Director requesting authorization to accept gifts and donations totaling \$2,543.96, as provided under the pre-authorization granted by City Council.

Attachments: [Report](#)

13. Diminimus gifts and donations report from the Parks and Recreation Director requesting authorization to accept monetary gifts totaling \$28,375, as provided for under the pre-authorization granted by City Council.

Attachments: [Report](#)

14. Report from the Library Director recommending acceptance of a CIP update to help transition the Concord Public Library to full Radio Frequency Identification (RFID) technology adoption.

Attachments: [Report](#)

15. Report from the Parks and Recreation Director regarding a City Council referral to the Recreation and Parks Advisory Committee

Attachments: [Report](#)

16. 2024 Annual Fire Department Report accepted by the Public Safety Board.

Attachments: [Report](#)

17. 2024 Annual Police Department Report accepted by the Public Safety Board.

Attachments: [Report](#)

Consent Resolutions

18. Resolution authorizing the City Manager to submit an application to the New

Hampshire Highway Safety Agency as outlined in its current grant program; together with a report from the Deputy Chief of Police.

Attachments: [Resolution](#)
[Report](#)

19. Resolution authorizing the City Manager, by way of the Police Department, to submit a grant application to the New Hampshire Department of Safety - Law Enforcement Substance Abuse Reduction Initiative, for funding designated to assist the department in conducting illegal drug related investigations; together with a report from the Deputy Chief of Police.

Attachments: [Resolution](#)
[Report](#)

Appointments

20. Mayor Champlin's proposed appointment to the Airport Advisory Committee: Alyssa McClary.

Attachments: [Appointment](#)

21. Mayor Champlin's proposed appointment to the Everett Arena Advisory Committee: Thomas A. Champagne.

Attachments: [Appointment](#)

22. Mayor Champlin's proposed appointment to the Transportation Policy Advisory Committee: Michelle (Mickey) Shoemaker.

Attachments: [Appointment](#)

23. City Manager's Proposed Appointment to the Zoning Board of Adjustment: Mary Rose Deak.

Attachments: [Report](#)
[Resume](#)

End of Consent Agenda

Public Hearings

- 24A. Ordinance amending the Code of Ordinances, Title V, Administrative Code, Chapter 30, Administrative Code, Article 30-3, Boards and Commissions; together with a report from the City Solicitor.

Attachments: [Ordinance](#)
[Report](#)

- 24B. Resolution authorizing the City Manager to enter into a lease agreement with Hampshire Aviation, LLC concerning Development Zone 4 at the Concord Municipal Airport and to execute required documents with State and Federal agencies regarding revisions to the location of Development Zone 4; together with a report from the

Assistant Director of Community Development.

Attachments: [Resolution](#)

[Report](#)

[Planning Board Materials](#)

- 24C. Resolution appropriating the sum of \$150,000 for the Beaver Meadow Parking Lot Project (CIP #107) to include the issuance of bonds and notes in the sum of \$107,000 and accepting the sum of \$43,000 in donations for this purpose; together with a report from the Deputy City Manager - Finance. (Public testimony submitted.)

Attachments: [Resolution](#)

[Report](#)

[Public Testimony](#)

- 24D. Resolution appropriating the sum of \$10,000 in the White Park Project (CIP #51) for the construction of a new playground at White Park and accepting the sum of \$10,000 as a donation from the Lynch Family Trust for this purpose; together with a report from the Parks & Recreation Director.

Attachments: [Resolution](#)

[Report](#)

- 24E. Resolution authorizing the City Manager to enter into Development Agreement Amendment #6 with Capital Commons, LLC and to authorize the creation of a new Master Parking Agreement, both documents associated with parking for Capital Commons' 11 South Main Street tenants at the Storrs Street Municipal Parking Garage; together with a report from the Assistant Director of Community Development.

Attachments: [Resolution](#)

[Report](#)

[Development Agreement Amendment #6](#)

[Master Parking Agreement](#)

Public Hearing Action

25. Ordinance amending the Code of Ordinances, Title V, Administrative Code, Chapter 30, Administrative Code, Article 30-3, Boards and Commissions; together with a report from the City Solicitor.

Attachments: [Ordinance](#)

[Report](#)

26. Resolution authorizing the City Manager to enter into a lease agreement with Hampshire Aviation, LLC concerning Development Zone 4 at the Concord Municipal Airport and to execute required documents with State and Federal agencies regarding revisions to the location of Development Zone 4; together with a report from the

Assistant Director of Community Development.

Attachments: [Resolution](#)

[Report](#)

[Planning Board Materials](#)

27. Resolution appropriating the sum of \$150,000 for the Beaver Meadow Parking Lot Project (CIP #107) to include the issuance of bonds and notes in the sum of \$107,000 and accepting the sum of \$43,000 in donations for this purpose; together with a report from the Deputy City Manager - Finance. (Public testimony submitted.)

Attachments: [Resolution](#)

[Report](#)

[Public Testimony](#)

28. Resolution appropriating the sum of \$10,000 in the White Park Project (CIP #51) for the construction of a new playground at White Park and accepting the sum of \$10,000 as a donation from the Lynch Family Trust for this purpose; together with a report from the Parks & Recreation Director.

Attachments: [Resolution](#)

[Report](#)

29. Resolution authorizing the City Manager to enter into Development Agreement Amendment #6 with Capital Commons, LLC and to authorize the creation of a new Master Parking Agreement, both documents associated with parking for Capital Commons' 11 South Main Street tenants at the Storrs Street Municipal Parking Garage; together with a report from the Assistant Director of Community Development.

Attachments: [Resolution](#)

[Report](#)

[Development Agreement Amendment #6](#)

[Master Parking Agreement](#)

Reports

30. Report from the City Planner regarding the annual (2024) review of the Public Capital Facilities Impact Fees Ordinance.

Attachments: [Report](#)

[Ordinance](#)

[MAP - Recreation Benefit District](#)

[MAP - Traffic Benefit District](#)

[Other City Impact Fees](#)

[CIP #600 Impact Fee Update](#)

New Business**Unfinished Business**

31. Resolution appropriating the sum of \$10,308,000, in the Beaver Meadow Golf Course Club House & Buildings Project (CIP #107) for the construction of a new facility and related improvements, and authorizing the issuance of bonds and notes in the sum of \$10,308,000, for this purpose; together with a report from the Deputy City Manager - Finance. (Presentation and proforma submitted.) (Public testimony received.) (Revised presentation submitted.) (Additional public testimony received.)

Attachments: [Resolution](#)
[Report](#)
[Option 1.2 Plans](#)
[Beaver Meadow New Facility Project Presentation](#)
[Golf Proforma](#)
[Public Testimony](#)
[Beaver Meadow New Facility Project Presentation Revised](#)
[Additional Public Testimony](#)

32. Resolution appropriating the sum of \$84,000 to support efforts by Concord's Plan to End Homelessness and authorizing a transfer in from the Community Improvement Reserve in the sum of \$84,000 for this purpose; together with report from Councilor Jim Schlosser. (Action on this item tabled at the April 14, 2025 City Council meeting.)

Attachments: [Resolution](#)
[Report](#)
[Attachments](#)

33. Ordinance amending the Code of Ordinances, Title III, Building and Housing Codes; Chapter 26, Building Regulations, Article 26-9 Demolition Review; together with a report from the Code Administrator and the Deputy City Manager - Development. (Referred to the Heritage Commission at the May 12, 2025 City Council meeting.)

Attachments: [Ordinance](#)
[Report](#)

Comments, Requests by Mayor, City Councilors**Comments, Requests by the City Manager****Adjournment**

Information

- Inf1 January 9, 2025 Demolition Review Committee Meeting Minutes.
Attachments: [Minutes](#)
- Inf2 January 16, 2025 Demolition Review Commission Meeting Minutes.
Attachments: [Minutes](#)
- Inf3 March 20, 2025 Recreation and Parks Advisory Committee Approved Minutes.
Attachments: [Minutes](#)
- Inf4 April 1, 2025 Architectural Design Review Committee Meeting Minutes.
Attachments: [Minutes](#)
- Inf5 April 2, 2025 Heritage Sign Program Review Committee Meeting Minutes.
Attachments: [Minutes](#)
- Inf6 April 2, 2025 Zoning Board of Adjustment Meeting Minutes.
Attachments: [Minutes](#)
- Inf7 April 3, 2025 Heritage Commission Meeting Minutes.
Attachments: [Minutes](#)
- Inf8 April 9, 2025 Conservation Commission Meeting Minutes.
Attachments: [Minutes](#)
- Inf9 April 15, 2025 Committee for Concord's Plan to End Homelessness Draft Meeting Minutes.
Attachments: [Minutes](#)
- Inf10 April 16, 2025 Planning Board Meeting Minutes.
Attachments: [Minutes](#)
- Inf11 April 22, 2025 Joint Memorial Field Planning Committee Approved Meeting Minutes.
Attachments: [Minutes](#)
- Inf12 May 5, 2025 Concord Public Library Board of Trustees Meeting Minutes.
Attachments: [Minutes](#)
- Inf13 May 5, 2025 Diversity Equity Inclusion Justice and Belonging (DEIJB) Draft Meeting Minutes.
Attachments: [Minutes](#)
- Inf14 May 6, 2025 Diversity Equity Inclusion Justice and Belonging (DEIJB) Draft Meeting Minutes.
Attachments: [Minutes](#)
- Inf15 May 8, 2025 Golf Course Advisory Committee Draft Meeting Minutes.

Attachments: [Minutes](#)

Inf16 May 15, 2025 Finance Committee Meeting Minutes.

Attachments: [Minutes](#)

Inf17 May 19, 2025 Diversity Equity Inclusion Justice and Belonging (DEIJB) Committee Draft Meeting Minutes.

Attachments: [Minutes](#)

Inf18 May 19, 2025 Finance Committee Meeting Minutes.

Attachments: [Minutes](#)

Inf19 May 22, 2025 Ad Hoc Semiquincentennial & Tri-Centennial Committee Draft Meeting Minutes.

Attachments: [Minutes](#)

Inf20 Correspondence from Breezeline re: Upcoming Change to PEG Channel Placement on Breezeline Stream TV.

Attachments: [Correspondence](#)