



City of Concord

City Council

Meeting Agenda - Final-revised

Monday, September 8, 2025

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

Non-public session in accordance with RSA 91-A: 3, II (d) to discuss property acquisition to be held at 6:30 p.m.

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

August 11, 2025 City Council Draft Meeting Minutes.

Attachments: [Minutes](#)

6. Agenda overview by the Mayor.

Consent Agenda Items

Referral to the Parking Committee

7. Communication from Councilor Grady Sexton, on behalf of, Elizabeth Lahey and Cathryn Vaughn requesting that the Parking Committee review the municipal policy and practice of issuing a ticket when a customer selects the wrong vehicle in the payment app, rather than for non-payment.

Attachments: [Communication](#)

Items Tabled for October 14, 2025 Public Hearings

8. Ordinance amending the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-6, Parking Prohibited at All Times in Designated Places, Schedule I; to modify parking requirements on Pleasant Street between Langley Parkway and the intersection with Hopkinton Road & Dunbarton Road; together with a report from the Assistant Director of Community Development.

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

9. Ordinance amending the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, by amending Article 28-2, Zoning Districts and Allowable Uses, Section 28-2-4(k), Table of Accessory Uses, Use #13, Accessory Dwelling Unit; Article 28-5, Supplemental Standards, Section 28-5-52 Single-Family Detached Dwellings with One (1) Accessory Dwelling Unit (ADU); Article 28-9, Administration and Enforcement, Section 28-9-4 Decisions by the Planning Board, Section 28-9-4(f) Architectural Design Review; and the Glossary; together with a report from the Deputy City Manager - Development.

Attachments: [Ordinance](#)
[Report](#)
[HB577 \(2025\)](#)

10. Resolution appropriating the sum of \$260,000, for Fire Department wages and benefits and authorizing an increase to the amount to be raised in taxes in the amount of \$260,000, in the General Fund for this purpose; together with a report from the Deputy City Manager Finance.

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

11. Resolution appropriating the sum of \$53,000, to include \$50,000 in the Golf Fund and \$3,000 in the Arena Fund for Fiscal Year 2025 Retroactive to June 30, 2025, to be funded from excess revenues in the Golf Fund and fund balance in the Arena Fund; together with a report from the Deputy City Manager - Finance.

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

12. Resolution appropriating the sum of \$3,500, for nuisance abatement at 30 Penacook Street, Concord, New Hampshire and authorizing the use of \$3,500, from the Community Improvement Reserve for this purpose; together with a report from the Code Administrator.

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

13. Resolution appropriating the sum of \$5,000 in the City Council General Fund Budget for the 2050 Vision Facilitation efforts and authorizing the use of \$5,000 from the Economic Development Reserve for this purpose; together with a report from Mayor Champlin.

Attachments: [Resolution](#)
[Report](#)
[Concord Community Engagement](#)

From the City Manager

14. Positive Citizen Comments.

Attachments: [Report](#)

Consent Reports

15. Diminimus gifts and donations report from the Library Director requesting authorization to accept gifts and donations totaling \$10,456.87 as provided under the pre-authorization granted by City Council.

Attachments: [Report](#)

16. Diminimus gifts and donations report from the Deputy Chief of Police requesting authorization to accept gifts and donations totaling \$5,031.00 as provided under the pre-authorization granted by City Council, these funds were collected during fundraising efforts on August 5, 2025, during the National Night Out event sponsored by the Concord Police Department.

Attachments: [Report](#)

17. Report from the Acting General Services Director regarding the Hall Street Wastewater Treatment Plant De-watering Project Scope Change.

Attachments: [Report](#)

18. Report from the Acting General Services Director requesting the City Manager be authorized to accept an assignment of a temporary construction easement and permanent slope easement from Onyx Steeplegate Concord, LLC to the City of Concord.

Attachments: [Report](#)

19. Report from the Assistant Director of Community Development, on behalf of the Parking Committee, in response to a referral from City Council requesting consideration of the elimination of a parking space on South Fruit Street between 66 South Fruit Street and the Memorial Field Entrance.

Attachments: [Report](#)

20. Report from the City Planner in response to BM Investments, LLC request for the restoration of involuntarily merged lots at 27 Carter Street, Tax Map 7914Z Lot 91 (2025-072, PL-RMG-2025-001).

Attachments: [Report](#)
[Property History Research](#)

21. Report from the Transportation Engineer, on behalf of the Traffic Operations Committee, in response to a referral from City Council to consider the neighborhood traffic concerns presented in the Rolfe Park Neighborhood Meeting Minutes.

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

22. Report from the Transportation Engineer, on behalf of the Traffic Operations Committee, in response to a referral from City Council to grant the private neighborhood association permission to install a gate blocking Metalak Drive at Loon Ave.

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

23. Report from the Transportation Engineer in regards to Capital Improvement Project #590, Green Street Pedestrian Safety Improvements.

Attachments: [Report](#)

24. June 30, 2025 Trusts Reports / MS-9 and MS-10 from the City Treasurer/Tax Collector. (Pulled from consent by Councilor Brown.)

Attachments: [Report](#)
[MS 9](#)
[MS 10](#)

Consent Resolutions

25. Resolution authorizing the City Manager to enter into a Lease Agreement and Group Net Metering Agreement with Kearsarge Old Turnpike Road, LLC and to execute a license for the utility interconnection poles for the proposed 5 MW solar array at the capped landfill on Old Turnpike Road; together with a report from the Director of Special Projects & Strategic Initiatives.

Attachments: [Resolution](#)
[Report](#)
[Draft Lease](#)
[Lease Area Map](#)
[Draft Group Net Metering Agreement](#)

26. Resolution authorizing the City Manager to enter into a Municipal Work Zone Agreement (MWZA) with the State of New Hampshire Department of Transportation (NHDOT) concerning proposed improvements to the bridge carrying NH 132 (East Side Drive) over I-393, US 4, and US 202 (NHDOT Bridge Number 156/138); together with a report from the City Engineer.

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

27. Resolution adopting an Investment and Cash Management Policy; together with a report from the City Treasurer/Tax Collector.
Attachments: [Resolution](#)
[Report](#)
[Investment & Cash Management Policy](#)
28. Resolution designating depositories for the City of Concord, New Hampshire for the Fiscal Year 2026; together with a report from the City Treasurer/Tax Collector.
Attachments: [Resolution](#)
[Report](#)
29. Resolution authorizing prepayment of taxes in accordance with RSA 80:52-a; together with a report from the City Treasurer/Tax Collector.
Attachments: [Resolution](#)
[Report](#)
30. Resolution relative to Short Term Investment of Excess Funds.
Attachments: [Resolution](#)

End of Consent Agenda

Public Hearings

- 31A. Resolution appropriating the sum of \$859,689, for the Steeplegate Mall Municipal Sewer Pump Replacement within the Sewer Pump Station Improvements Project (CIP #275) and accepting the sum of \$859,689, in grant funds from the New Hampshire Department of Business and Economic Affairs (BEA) Housing Champion Housing Infrastructure Municipal Grant Program for this purpose; together with a report from the Deputy City Manager - Development.
Attachments: [Resolution](#)
[Report](#)
[Resolution No. 9697](#)
[Grant Award Letter](#)
[Resolution No. 9719](#)
- 31B. Resolution authorizing the City Manager to enter into a project agreement with the New Hampshire Department of Transportation (NHDOT), appropriating the sum of \$3,664,480.97 in the Broadway/West Street Intersection project (CIP #31), accepting the sum of \$3,169,480.97 of Congestion Mitigation and Air Quality (CMAQ) grant funds, and authorizing the issuance of general obligation bonds and notes in the sum of \$495,000 for this purpose; together with a report from the Associate Engineer and the Deputy City Manager - Development.

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

- 31C. Resolution authorizing the City Manager to enter into a utility agreement with the State of New Hampshire Department of Transportation (NHDOT) for the construction of water distribution infrastructure improvements as part of the NHDOT's Bridge Rehabilitation project at the East Side Drive bridge, appropriating the sum of \$300,000 in the Water Main Replacement project (CIP #85), and authorizing the issuance of general obligation bonds and notes in the sum of \$300,000 for this purpose; together with a report from the City Engineer.

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

- 31D. Resolution authorizing the City Manager to enter into a Payment in Lieu of Taxes Agreement between Kearsarge Old Turnpike Road, LLC and the City of Concord under RSA 72:74; together with a report from the Director of Assessing.

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

- 31E. Public hearing to determine whether the City Council should place the Social District (House Bill 467) question on the ballot. (Public testimony received.)

Attachments: [Report](#)
[Public Testimony](#)

Public Hearing Action

32. Resolution appropriating the sum of \$859,689, for the Steeplegate Mall Municipal Sewer Pump Replacement within the Sewer Pump Station Improvements Project (CIP #275) and accepting the sum of \$859,689, in grant funds from the New Hampshire Department of Business and Economic Affairs (BEA) Housing Champion Housing Infrastructure Municipal Grant Program for this purpose; together with a report from the Deputy City Manager - Development.

Attachments: [Resolution](#)
[Report](#)
[Resolution No. 9697](#)
[Grant Award Letter](#)
[Resolution No. 9719](#)

33. Resolution authorizing the City Manager to enter into a project agreement with the New Hampshire Department of Transportation (NHDOT), appropriating the sum of \$3,664,480.97 in the Broadway/West Street Intersection project (CIP #31), accepting the sum of \$3,169,480.97 of Congestion Mitigation and Air Quality (CMAQ) grant

funds, and authorizing the issuance of general obligation bonds and notes in the sum of \$495,000 for this purpose; together with a report from the Associate Engineer and the Deputy City Manager - Development.

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

34. Resolution authorizing the City Manager to enter into a utility agreement with the State of New Hampshire Department of Transportation (NHDOT) for the construction of water distribution infrastructure improvements as part of the NHDOT's Bridge Rehabilitation project at the East Side Drive bridge, appropriating the sum of \$300,000 in the Water Main Replacement project (CIP #85), and authorizing the issuance of general obligation bonds and notes in the sum of \$300,000 for this purpose; together with a report from the City Engineer.

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

35. Resolution authorizing the City Manager to enter into a Payment in Lieu of Taxes Agreement between Kearsarge Old Turnpike Road, LLC and the City of Concord under RSA 72:74; together with a report from the Director of Assessing.

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

36. Public hearing to determine whether the City Council should place the Social District (House Bill 467) question on the ballot. (Public testimony received.)

Attachments: [Report](#)
[Public Testimony](#)

Reports

37. Report to Mayor and City Council From the City Solicitor's Office; Regarding House Bill (HB) 737.

Attachments: [Report](#)

New Business

Unfinished Business

38. 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.)

Attachments: [Ordinance](#)
[Report](#)
[2023 CHS Area Parking Restrictions Summary Report](#)

39. 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](#)

Consideration of Items pulled from the Consent Agenda

24. June 30, 2025 Trusts Reports / MS-9 and MS-10 from the City Treasurer/Tax Collector. (Pulled from consent by Councilor Brown.)

Attachments: [Report](#)
[MS 9](#)
[MS 10](#)

Consideration of Suspense Items

- Sus1 Referral to the Traffic Operations Committee

Communication from Jessica Wheeler Russell and Devin Rodrique, on behalf of area residents, requesting safety improvements in the Manor neighborhood and surrounding streets.

Attachments: [Communication](#)

Comments, Requests by Mayor, City Councilors

Comments, Requests by the City Manager

Adjournment

Information

Inf1 March 6, 2025 and May 29, 2025 Transportation Policy Advisory Committee Meeting Minutes.

Attachments: [Minutes](#)
[Minutes](#)

Inf2 June 11, 2025 Conservation Commission Trails Subcommittee Meeting Minutes.

Attachments: [Minutes](#)

Inf3 June 17, 2025 Traffic Operations Committee Meeting Minutes.

Attachments: [Minutes](#)

Inf4 July 9, 2025 Conservation Commission Meeting Minutes.

Attachments: [Minutes](#)

Inf5 July 16, 2025 Planning Board Meeting Minutes.

Attachments: [Minutes](#)

Inf6 July 28, 2025 Parking Committee Meeting Minutes.

Attachments: [Minutes](#)

Inf7 August 4, 2025 Conservation Commission Meeting Minutes.

Attachments: [Minutes](#)

Inf8 August 13, 2025 Ad-Hoc Semi Quincentennial & Tri-Centennial Committee Draft Meeting Minutes.

Attachments: [Minutes](#)