



FINANCE, ORGANIZATION AND PERSONNEL COMMITTEE
Council Chambers B, Keene City Hall
June 23, 2022
6:00 PM

A. AGENDA ITEMS

1. Attorney Thomas Hanna - JRR Properties - Donation of Land at 0 Ashuelot Street - Green Space
2. Fabian Friedland/Keene Island Condo Association and Keene Island Holdings - Requesting an Amendment to a Lease of City Property for Parking - Map 577-Lot 34 - Island Street
3. Acceptance of New Hampshire Juvenile Court Diversion Network SBIRT funding for Youth Services
4. Colony Court Sewer Replacement Project - Construction Change Order

B. MORE TIME ITEMS

1. Councilor Filiault - Charter Amendment Related to Municipal Primary

NON PUBLIC SESSION

ADJOURNMENT

June 10, 2022

VIA ELECTRONIC SUBMISSION

Keene City Council
Attn: Patricia A. Little, City Clerk
3 Washington Street
Keene, NH 03431

Re: Donation of Land at 0 Ashuelot Street to City of Keene for Use as a City Park

Dear Mayor Hansel and City Councilors:

We represent JRR Properties, LLC ("JRR"), owner of the 3.5-acre parcel at 0 Ashuelot Street (Tax Map 567, Lot 1), the undeveloped lot on the Ashuelot River that was once an overflow parking lot for The Colony Mill. Our client purchased this parcel in 2013 with the long-held goal of turning over this underutilized land to the City as a vibrant and active community park. Since this time, the land has been the subject of several design and planning efforts for a city greenspace.

We are pleased to report that our client is ready to move forward with a plan for this space that will carry out the original vision and is aligned with the goals and objectives of the City's Comprehensive Master Plan (2010), Active and Passive Recreation Management Plan (2012), and Sustainable Energy Plan (2019). JRR proposes to gift approximately 1 acre of the parcel to the Monadnock Conservancy to construct a net-zero energy building for the conservation organization's new headquarters. JRR intends to gift the remaining approximately 2.5 acres to the City of Keene for use as a city park, with a loading area for kayaks/canoes to access the Ashuelot River. In addition, a 100 KWac solar array is proposed to be installed on the 1-acre parcel. This array will provide power to the Conservancy's building as well as to the adjacent City park facilities. Attached to this letter is a layout sketch for this proposal. We will be filing applications with the City's zoning and planning boards to obtain the requisite approvals for the proposed uses and subdivision approval.

The purpose of this letter is to obtain confirmation from the City Council that it will accept this offer of land for park space. If the Council supports this gift proposal, we request your approval to authorize the City Manager to negotiate and execute the equivalent of a purchase and sales agreement for this transaction.

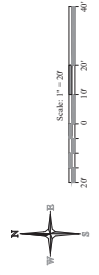
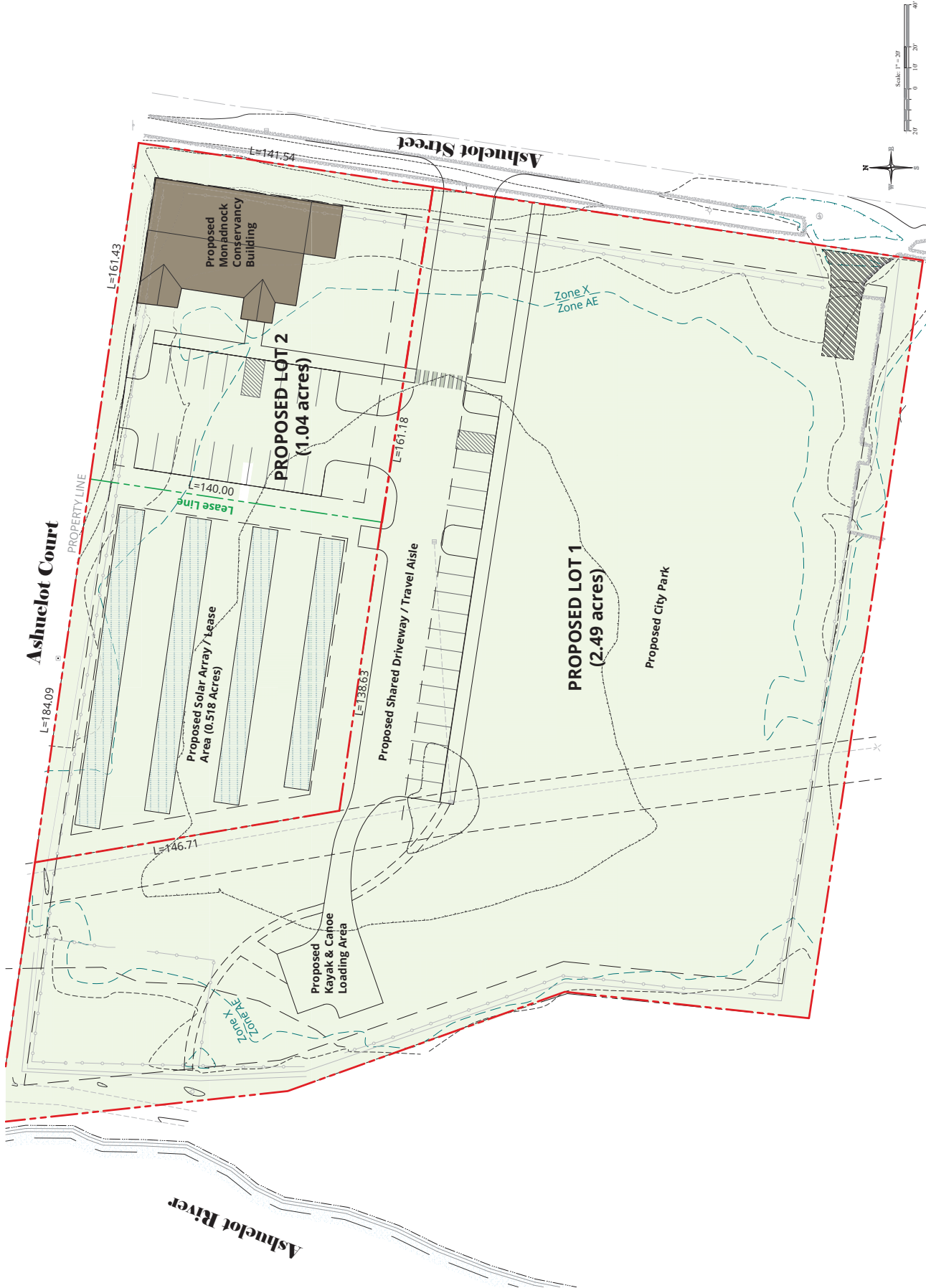
We are available to answer any questions and plan to be present at the June 23, 2022 Finance, Organization and Personnel Committee meeting.

Sincerely,



Thomas R. Hanna
(603) 352-1928

cc: Thomas P. Mullins, Esq.
Andrew S. Bohannon
JRR Properties, LLC



PROJECT & CLIENT
ASHUELOT RIVER GREENSPACE / NATURAL PLAY
KEENE, NH

SHEET TITLE
LAYOUT SKETCH - 0 ASHUELOT STREET

1	6/09/2022	Updated labeling per Client / Attorney request	BSLA	BCA
2				
3				
4				
5				
6				
7				

REVISION - DATE - DESCRIPTION - DRAWN BY - CHECKED BY

29 Bridge Street
Topsham, NH 05866
Tel: (603) 430-9700
RLeonard@rsla.com

RS LEONARD
Landscape Architecture

SCALE	1" = 20'
ISSUE DATE	2/20/22
CHECK	DISSEMINATION
REL/DSE	REL
PROJECT NO.	89922
SHEET	1 OF 1

Keene Island Holdings LLC

69 Island St Keene NH 03431

6/13/22

To the Mayor and The City Council Of Keene:

We are the owners of the portion of Island Mill Condominium that contains Corning Specialty Materials as a tenant. The property is at 69 Island St and encompasses around 90,000'.

I have owned this property since 2019, when I purchased it from Ranger Curran.

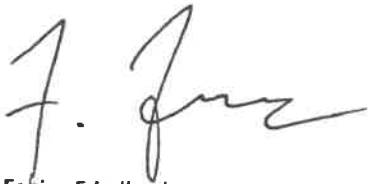
Corning has recently extended their lease again and have recently spent a considerable amount of money upgrading their clean-room facilities. Costs that we contributed towards.

It has come to my attention that a lease existed from the City, that enabled the Condominium to lease City land, for parking for the Corning facility.

I would ask that you please authorize the City Manager to negotiate and sign a lease that is acceptable to the City.

Obviously, I would like to do everything I can in making sure that Corning continues to be a happy tenant.

Many thanks for your help in this matter,



Fabian Friedland

On behalf of Keene Island Condo Association and Keene Island Holdings.



CITY OF KEENE NEW HAMPSHIRE

ITEM #A.3.

Meeting Date: June 23, 2022

To: Finance, Organization and Personnel Committee

From: Alyssa Bender, Youth Services Manager/JCC Coordinator

Through: Andrew Bohannon, Parks, Recreation and Facilities Director
Elizabeth Dragon, City Manager

Subject: **Acceptance of New Hampshire Juvenile Court Diversion Network SBIRT funding for Youth Services**

Recommendation:

Move that the Finance, Organization, and Personnel Committee recommend that the City Manager be authorized to do all things necessary to accept and administer funds provided by New Hampshire Juvenile Court Diversion Network for Youth Services programs.

Attachments:

None

Background:

Youth Services has been granted a second funding opportunity from the NH Diversion Network to deliver services from July 1, 2022, to June 30, 2023, totaling \$5,600 for work related to substance abuse screening for youth.

The grant reimbursement is based on the average case number of the last three years of completing an evidence-based substance-use screening tool for all youth coming through the program.

The source of funds is through the Governor's Commission on Alcohol and Other Drug Abuse Prevention, Intervention, and Treatment contracted with New Hampshire Juvenile Court Diversion Network. The City Attorney has reviewed and found this agreement acceptable.



CITY OF KEENE NEW HAMPSHIRE

ITEM #A.4.

Meeting Date: June 23, 2022

To: Finance, Organization and Personnel Committee

From: Donald Lussier, City Engineer

Through: Elizabeth Dragon, City Manager
Kurt Blomquist, ACM/Public Works Director

Subject: Colony Court Sewer Replacement Project - Construction Change Order

Recommendation:

Move that the Finance, Organization & Personnel Committee recommend that the City Manager be authorized to do all things necessary to negotiate and execute a contract change order with J.A. McDonald, Inc. for an amount not to exceed \$850,000 on the Colony Court Sewer Replacement Project.

Attachments:

None

Background:

the 2021 construction season, the City began work on the replacement of the Colony Court sewer main. The project entailed replacement of sewers from the intersection of Wright Street and Washington Street to the intersection of Colony Court and Gilsum Street. This sewer main, particularly the segment between Gilsum Street and Ellis Court, has been a source of repeated sanitary sewer overflows due to its poor condition and very flat slope.

The Contractor completed approximately 65% of the contract last season. Once the work proceeded into the off-road section between Colony Court and Gilsum Street, they encountered extremely difficult subsurface conditions. The soft clay material through which the existing sewer main passes had a nearly liquid consistency once disturbed by the excavation. The typical construction methods used when working in soft soils were not effective in this case.

On January 20, 2022, the City Council authorized a change order for the City's engineering consultant to perform additional subsurface investigations and develop alternative methods to complete the work. This evaluation was completed over the winter. Alternatives considered included various "soil improvement" technologies, trench protection systems (e.g., sheet piling) and alternative routing. In addition to technical feasibility, the consultant estimated the construction cost for each

alternative. Through this process, it was determined that the sewer should remain in its current off-road location.

Construction will be completed by installing temporary sheet piling on each side of the trench. The steel sheeting will support the soft soil outside of the trench while the contractor excavates the material inside the trench to a depth of between 9 feet and 12 feet. The trench will then be backfilled with stone to the elevation of the new sewer and construction will proceed as originally planned. When the new pipe is installed and the trench backfilled to the surface, the temporary steel sheeting will be removed and the surface restored.

This construction method is significantly more expensive than typical open trenching. This change order will include the cost of temporary steel sheeting, a well-point dewatering system, the additional cost to handle and dispose of approximately 1,800 cubic yards of saturated clay soil and the cost to backfill the clay soil with imported gravel material.

This work is funded as part of the Sewer Improvement Program (08055-21). The design work and original construction contract were both under budget. In addition, the program currently has approximately \$379,000 of unspent balance from previously completed projects. Therefore, no additional funds are needed at this time.