



Portsmouth, NH City Council

Municipal Complex, Eileen Dondero Foley Council Chambers, Portsmouth, NH

MONDAY, MARCH 2, 2026 at 7:00 pm

Register to participate via Zoom. A unique meeting ID and password are provided once you register. To register, click on the link below or copy and paste into your web browser:

https://us06web.zoom.us/webinar/register/WN_yyZT76UGTw6HxnRLgbiQUA

Anticipated Non-Public Session

5:00 P.M. – Anticipated Non-Public Session is being held in Conference Room A in Accordance with RSA 91-A:3, II (e), (I)

Agenda

1. **Work Session** – Water/Sewer Enterprise Fund Rate Model Study Follow Up Work Session at 6:00 p.m. in the Eileen Dondero Foley Council Chambers
2. **Public Dialogue Session (when applicable)**
3. **Call to Order (7:00 pm or thereafter)**
4. **Roll Call**
5. **Invocation**
6. **Pledge of Allegiance**
7. **Acceptance of Minutes**
 - A. February 17, 2026 (*Sample motion – move to accept and approve the minutes of the February 17, 2026 City Council meetings*)
8. **Recognitions and Volunteer Committee Reports**
 - A. Public Art Review Committee (PARC) 2025 Year-End Report (*Sample motion – move to accept the Public Art Review Committee (PARC) 2025 Year-End Report as presented*)

9. Public Comment Session

This session shall not exceed 45 minutes; participation may be in person or via Zoom

10. Public Hearings and Vote On Ordinances and/or Resolutions

11. City Manager's Items Which Require Action

- A. Approval of Memorandum of Agreement with Portsmouth Fire Officers Association, Local #4039
- B. Approval of Memorandum of Agreement with Portsmouth Police Civilian Employees Association, NEPBA Local #11
- C. Acceptance of Easements for 1465 Woodbury Avenue
- D. Acceptance of Easement for 550 Sagamore Avenue

12. Consent Agenda (*Sample motion – move to adopt the Consent Agenda*)

- A. Letter from Jillian Tartt, National Multiple Sclerosis Society, requesting permission to hold the Walk MS: Portsmouth event on Saturday, May 30, 2026 (***Anticipated Action – move to refer to the City Manager with Authority to Act***)

13. Presentations and Written Communications

- A. Email Correspondence (***Sample motion – move to accept and place on file***)

14. Mayor McEachern

15. City Council Members

- A. Councilor Bagley
 - ***Evaluation of Community Power Participation (*Sample motion – move that the City Council request the City Manager to prepare and present a report outlining the process, timeline, financial implications, and contractual considerations associated with withdrawing from Community Power*)**
- B. Councilor Hopkins
 - ***Establish a Bicycle & Pedestrian Blue Ribbon Committee (*Sample motion – move that the City Council establish a Blue Ribbon Committee to support the implementation, evaluation and public engagement related to Portsmouth's Bicycle & Pedestrian Network Plan and Complete Streets Policy*)**

D. Councilor Tabor

- Community Power – reading material
- *Housing Action Plan Follow Up (**Sample motion – move to request the City Manager report back March 16 on how the Planning Staff will implement creation of a Housing Action Plan by July working with Boards and Committees**)

16. Approval of Grants/Donations

- A. Acceptance of Donation to the Senior Activity Center Luncheon Fund 13 in memory of Senior Activity Center Member Sandy McCann on behalf of daughter Kerry Kenney - \$500.00 (**Sample motion – move to approve and accept the donation as presented**)
- B. Acceptance of Donation to the Portsmouth Police Department from Portsmouth residents Paul Gormley and Kimi Iguchi - \$1,000.00 (**Sample motion – move to approve and accept the donation as presented**)
- C. Approval of Granite United Way Opioid Abatement Responsive Grant (2) Award - \$13,000 (**Sample motion – move to accept up to \$13,000.00 from the Opioid Abatement Community Grants Program and authorize the City Manager to enter in the Grant Agreement as presented**)

17. City Manager’s Informational Items

- A. *SchoolCare Update
- B. Report Back on Childcare Access and Quality Improvements
- C. *Report Back on Two-Way Traffic Recommendation for State Street

18. Miscellaneous Business Including Business Remaining Unfinished At Previous Meeting

19. Adjournment (At 10:30 pm or earlier)

*Indicates verbal report with no attachments

June H. Philbrook, CNHDMC
Deputy City Clerk

CITY COUNCIL MEETING

MUNICIPAL COMPLEX
DATE: TUESDAY, FEBRUARY 17, 2026

PORTSMOUTH, NH
TIME: 7:00PM

Assistant Mayor Kelley moved to close the Non-Public Session and seal the minutes. Seconded by Councilor Cook and voted.

3. CALL TO ORDER

Mayor McEachern called the meeting to order at 7:13 p.m.

4. ROLL CALL

PRESENT: Mayor McEachern, Assistant Mayor Kelley, Councilors Tabor, Cook, Denton, Blalock, Bagley, Flynn, and Hopkins

5. INVOCATION

Mayor McEachern requested to honor Walter Wakefield by remembering him as an avid antique book collector, a retired Portsmouth Firefighter, and resident that will be missed.

6. PLEDGE OF ALLEGIANCE

7. ACCEPTANCE OF MINUTES – (There are no minutes on for acceptance this evening)

8. RECOGNITIONS AND VOLUNTEER COMMITTEE REPORTS

A. Recognition of Scholastic Writing Award Winners

Mayor McEachern congratulated the three Portsmouth High School National Scholastic Writing Award Program Winners who won a total of nine Scholastic Writing Awards, two Gold keys, three Silver keys and four honorable mentions.

Senior Kay Rapaport won a Gold Key award for her Personal Essay & Memoir “Sculpting Bodies” and was one of just five students statewide selected to receive an American Voices Award. She also received an Honorable Mention for her poem, “Through the Fire.”

Freshman Kenzie Rapaport won a Gold Key award for her short story, “Astro World” and three Silver Key awards: one in Speculative Fiction for her work “Speed Dial” and two in Poetry for her poems “Word of Mouth” and “Emails from the Navy.” She also received Honorable Mention recognition for each of two poems, “Gravity Falls” and “Through the Window.”

B. Recognition of Portsmouth High School Boys Alpine Ski Team Third Straight State Championship

Mayor McEachern congratulated the fifteen-member Portsmouth High School Boys’ Clipper Alpine ski team who won five of their six regular-season races, with seven of them qualifying to compete in the championships last week.

The team includes Team Captains Will DeDeus and Connor Williams, Charlie Ruedig, Ryan Erwin, Henry Hyland, Ayler Peabody, Trip Gianniny and Jack Martin.

He recognized the team's third straight Division I State Championship stating that the Portsmouth High School boys alpine ski team bested an 18-team field on Tuesday, February 11 at Gilford Ski Resort. Portsmouth placed first in the giant slalom with 377 points and was second in the slalom with 367 for a combined team score of 744 points. Congratulations to the seven out of fifteen team members who qualified for the championships:

Coach Koz stated that Portsmouth is fortunate to have great leadership and commended all teams for its continued perseverance and grit.

9. PUBLIC COMMENT SESSION (*This session shall not exceed 45 minutes*) – (*participation may be in person or via Zoom*)

Roy Helsel – spoke to government development and taxation especially pertaining to the city's water/sewer infrastructure and inquired if the system can keep up and that steady development within the city is leading to backup and developers should be required to pay taxes.

Gerald Duffy – spoke to housing and requested that the City Council consider jump starting a housing action plan. Mr. Duffy spoke to Ruth Griffin place and the significance of the city offering more workforce housing opportunities, while additionally offering affordable housing for low-income households. He stated that by the City Council establishing a housing action plan they would be setting up the stage to support more affordable housing. Additionally, stating this would ensure that the City of Portsmouth is able to maintain their diverse population and be an example to other communities.

10. PUBLIC HEARINGS AND VOTE ON ORDINANCES AND/OR RESOLUTIONS

First Reading of Ordinance:

- A. First Reading of Ordinance Amending Chapter 1, ADMINISTRATIVE CODE, Article IV – COMMISSIONS AND AUTHORITIES, Section 1.415, be added to establish a permanent Sister City Committee

Councilor Blalock requested to amend the ordinance to add numbers 9, and 10.

Councilor Cook asked City Attorney Morrell if she would be required to recuse herself serving on the Japan American Society which recognizing the Peace Treaty stating that it has no financial impact on the board.

City Attorney Morrell confirmed she would not be required to recuse herself.

Councilor Bagley moved to pass first reading and amend ordinance to add numbers 9, and 10 and schedule a public hearing and second reading at the March 16, 2026, City Council meeting. Seconded by Councilor Blalock and voted

- B. First Reading of Ordinance Amending Chapter 10, Zoning Ordinance as follows: rezone parcel described on the City Tax Map 209, Lot 87 from Single Residence B (SRB) to Gateway Neighborhood Mixed Use Center (G2); and Article 4 Zoning Districts and Use Regulations, Section 10.440, Use 3.40 "Museum" to be changed from "S", Special Exception to "P", Permitted in Gateway Neighborhood Mixed Use Corridor (G1) and G2. The Zoning Maps to be amended are referenced in the City's Zoning Ordinance at Chapter 10, Article 4, Zoning and District Use Regulations, referenced in the City's Zoning Ordinance at Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10, collectively the "Zoning Maps"

Councilor Tabor moved to pass first reading and schedule a public hearing and second reading at the March 16, 2026, City Council meeting. Seconded by Assistant Mayor Kelley and voted

Councilor Moreau spoke to the ordinance being sent back to the Planning Board for review and deliberations regarding Gateway Neighborhood and whether it should be considered a civic property over being Gateway and appreciates City Council's patience.

Councilor Cook spoke to a permitting museum-use within the Gateway Neighborhood

Councilor Moreau spoke to more accessible permitting process.

Mayor McEachern stated that the amendment would result in saving time and does not feel it would be a substantial change for zoning.

- C. First Reading of Ordinance Amending Chapter 10, Zoning Ordinance, Article 8 – Supplemental Use Standards, Section 10.814 – Accessory Dwelling Units, amending ordinance to comply with state law; and amendments to Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Accessory Dwelling Units

Councilor Moreau moved to pass first reading and schedule a public hearing and second reading for the March 6, 2026 City Council meeting. Seconded by Councilor Flynn and voted

Councilor Tabor stated he believes this amendment will lead to more housing opportunities.

Councilor Moreau spoke to slowly working towards eliminating some of the City's older zoning designations. Advising City Council that it is a slow crawl, but the community will eventually get there.

Mayor McEachern spoke to zoning restrictions lead to slower process for property rights.

- D. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:35 for the Optional Veterans Tax Credit for Service-Connected Total Disability
- PRESENTATION
 - CITY COUNCIL QUESTIONS
 - PUBLIC HEARING SPEAKERS
 - ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

OPTION 1:

Amend the optional Tax Credit for Service-Connected Total Disability to \$4,750 as of April 1, 2026, on the taxes due on the residential property of any veteran who has been honorably discharged or an officer honorably separated from military service and; who has a total and permanent service-connected disability; OR is a double amputee or paraplegic because of the service-connected injury; OR is the surviving spouse of a qualified veteran and has not remarried.

OPTION 2:

Amend the optional Tax Credit for Service-Connected Total Disability to \$5,000 as of April 1, 2026, on the taxes due on the residential property of any veteran who has been honorably discharged or an officer honorably separated from military service and; who has a total and permanent service-connected disability; OR is a double amputee or paraplegic because of the service-connected injury; OR is the surviving spouse of a qualified veteran and has not remarried.

OPTION 3:

Do nothing. Beginning with April 1, 2026, tax year, qualified applicants choosing to receive the optional Tax Credit for Service-Connected Total Disability, will not be eligible to receive a tax credit under RSA's 72:28, 72:28-b, and 72:28-c, or an exemption under 72:36-a. The optional Tax Credit for Service-Connected Total Disability will remain at the current amount of \$4,000.00.

Assessing Director Roseann Maurice reviewed tax exemption and presented PowerPoint slides to Mayor McEachern and City Council members.

Director Maurice advised council of House Bill 99 which amending 72:35 in which language now states Total and Permanent Disability.

She additionally stated that in the years past residents were able to stack exemptions and they are no longer able to do that.

Councilor Bagley spoke to normally in support of higher amounts.

Councilor Moreau advised Councilor Bagley they are only discussing the Veterans Tax Exemption

Director Maurice spoke to a letter being sent out to residents.

Mayor McEachern acknowledged former Councilor Denton's time working on the

Mayor McEachern opened the public hearing. With no speakers, Mayor McEachern closed the public hearing.

Motion to adopt the Veteran's Tax Exemption passed unanimously.

E. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:39-b regarding the elderly exemption on assessed value for qualified taxpayers

- PRESENTATION
- CITY COUNCIL QUESTIONS
- PUBLIC HEARING SPEAKERS
- ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

OPTION 1:

Proposed increase of Elderly Exemption by the Social Security cost-of-living increase

Single	\$57,089 (increase of \$1,555)
Married	\$74,843 (increase of \$2,039)
Asset Limit	\$500,000

OPTION 2:

Proposed increase of Elderly Exemption by the November to November consumer price index

Single	\$57,072 (increase of \$1,538)
Married	\$74,821 (increase of \$2,017)
Asset Limit	\$500,000

OPTION 3

Proposed increase of Elderly Exemption

Do Nothing

The elderly exemption shall remain unchanged except as amended hereby

Assessing Director Roseann Maurice reviewed tax exemption and presented PowerPoint slides to Mayor McEachern and City Council members. She spoke to the details of option 4.

Motion to hold public hearing and adoption of the Elderly Tax Exemption at the March 16, 2026 passed unanimously.

F. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:37-b regarding the disabled exemption based on assessed value for qualified taxpayers

- PRESENTATION
- CITY COUNCIL QUESTIONS
- PUBLIC HEARING SPEAKERS
- ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

OPTION 1:

Proposed increase of Disabled Exemption by the Social Security cost-of-living increase

Single	\$57,089 (increase of \$1,555)
Married	\$74,843 (increase of \$2,039)
Asset Limit	\$500,000

OPTION 2:

Proposed increase of Disabled Exemption by the November to November consumer price index

Single	\$57,072 (increase of \$1,538)
Married	\$74,821 (increase of \$2,017)
Asset Limit	\$500,000

OPTION 3:

Proposed increase of Disabled Exemption

Do Nothing

The disabled exemption shall remain unchanged except as amended hereby

Assessing Director Roseann Maurice reviewed tax exemption and presented PowerPoint slides to Mayor McEachern and City Council members.

She discussed the current income and assets and reviewed option 4. Additionally, the City Council was provided with statistics on the denial process informing City Council that out of 30, 16 have been denied.

Discussion followed among the City Council and staff regarding the Disabled Exemption

Mayor McEachern opened the Public Hearing.

Tyler Garzo – expressed his concerns on exclusion and not everyone qualifies.

Mayor McEachern closed the Public Hearing seeing no other speakers.

Motion to hold public hearing and adoption of the Disabled Tax Exemption at the March 16, 2026 passed with Councilor Bagley voting opposed.

- G. 11. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article 5 - Dimensional and Intensity Standards, Section 10.515.14, Power Generators; Article 15 - Definitions, Section 10.1530 -

Terms of General Applicability, amending Building Coverage, Mechanical System, Power Generator and Structure

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**
- **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

Assistant Planning Director Peter Stith reviewed and presented PowerPoint slides to Mayor McEachern and City Council members. He stated that the mechanical systems was adopted in 2025.

Mayor McEachern expressed his appreciation to Assistant Planning Director Stith.

Mayor McEachern opened the public hearing. With no speakers, Mayor McEachern closed the public hearing.

Councilor Cook moved to pass second reading and hold third and final reading at the March 2, 2026 City Council meeting. Seconded by Councilor Tabor and voted

Voted to suspend the rules to take up third and final reading.

Voted to pass third and final reading of ordinance

H. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article I – Purpose and Applicability, Section 10.122 (1), Sustainability Objectives; Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Ground Mounted Solar Energy Systems; Article 8 – Supplemental Use Standards, Section 10.811 – amending Accessory Uses to Permitted Residential Uses; and Article 15 – Definitions, Section 10.1530 – Terms of General Applicability, amending Solar Energy Systems and Structure

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**
- **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

Assistant Planning Director Peter Stith reviewed and presented PowerPoint slides to Mayor McEachern and City Council members.

Discussion followed among the City Council and staff regarding the amendment of ordinance.

Mayor McEachern opened the Public Hearing.

Tyler Garzo – expressed this is nice work done by the Planning Department and City Council.

Mayor McEachern closed the Public Hearing seeing no other speakers.

I. 13. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article 8 – Supplemental Use Standards, Section 10.814 – Accessory Dwelling Units, amending ordinance to comply with state law;

and amendments to Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Accessory Dwelling Units

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**
- **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

Assistant Planning Director Peter Stith reviewed and presented PowerPoint slides to Mayor McEachern and City Council members.

Discussion followed among the City Council and staff regarding the amendment of ordinance.

Mayor McEachern opened the public hearing. With no speakers, Mayor McEachern closed the public hearing.

Councilor Flynn moved to pass second reading and hold third and final reading at the March 2, 2026 City Council Meeting. Seconded by Councilor Moreau and voted

Voted to suspend the rules to take up third and final reading.

Voted to pass third and final reading of ordinance

- J. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, Article 11 – Site Development Standards, Section 10.1112.311 – Off-Street Parking Requirements
- **PRESENTATION**
 - **CITY COUNCIL QUESTIONS**
 - **PUBLIC HEARING SPEAKERS**
 - **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

Assistant Planning Director Peter Stith reviewed and presented PowerPoint slides to Mayor McEachern and City Council members.

Discussion followed among the City Council and staff regarding the amendment of ordinance.

Mayor McEachern opened the Public Hearing.

Tyler Garzo – understands the change but wishes for further action and spoke to the resident parking problem.

Mayor McEachern closed the Public Hearing seeing no other speakers.

Further discussion followed among the City Council and staff regarding the amendment of ordinance.

Councilor Hopkins moved to pass second reading and schedule and hold third and final reading at the March 2, 2026 City Council meeting. Seconded by Councilor Cook and voted

Voted to suspend rules to bring up third and final reading.

Voted to pass third and final reading of ordinance with Councilor Bagley voting opposed.

11. CITY MANAGER'S ITEMS WHICH REQUIRE ACTION

A. Request for Community Revitalization Tax Relief Incentive Work

Councilor Tabor moved to schedule a Work Session regarding 79-E Community Revitalization Tax Relief Incentive on March 16, 2026 at 6:00 p.m. Seconded by Councilor Bagley and voted

B. Access Easement for Water Services for Property located at 4 Sagamore Road

Councilor Flynn moved to ratify acceptance of the Access Easement for Water Services from 4 Sagamore Development, LLC as presented. Seconded by Councilor Cook and voted

C. Request to schedule Public Hearing on Refunding Bond Authorization on March 16nd

Assistant Mayor Kelley moved to schedule a Public Hearing on March 2, 2026 for a Current Refunding Bond Resolution of up to Eight Million Five Hundred Thousand Dollars (\$8,500,000) to refinance the remaining portion of the aforementioned callable bonds and all related costs. Seconded by Councilor Hopkins and voted

Councilor Moreau asked for clarification regarding bonds and whether they will or will not increase.

City Manager Conard confirmed that the bonds will not increase.

D. Request to Schedule a Public Hearing on Supplemental Appropriation for Outside Counsel on March 16th

Councilor Bagley moved to schedule a Public Hearing at the March 16, 2026, City Council meeting regarding the Proposed Supplemental Appropriation from Unassigned Fund Balance of \$400.00 for Outside Counsel Legal Fees. Seconded by Assistant Mayor Kelley and voted

Assistant Mayor Kelley asked if this is funding representation for city.

Councilor Tabor stated that this is a large request and asked if details could be included in next council packet of costs of attorneys.

City Attorney Morrell advised that this request is complicated but would be happy to provide where the city is in the process.

11. CONSENT AGENDA

- A. Letter from Warren Widener, Seacoast Lacrosse Club, requesting permission to affix and display banners on the fences at the Recreation Athletic Field for the spring 2026 lacrosse season (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- B. Letter from Heidi Carrington Heath, New Hampshire Outright, requesting permission to hold the Weekend of Love celebrating Pride and Fill-the-Hall on June 20, 2026 (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- C. Letter for IAPP, requesting permission to hold the Navigate 2026: Digital Policy Leadership Summit on Wednesday, June 24, 2026 and Thursday, June 25, 2026 at several locations in downtown Portsmouth (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- D. Letter from Rich Clyborne, Gundalow Company, requesting permission to conduct the Round Island Regatta on Saturday, August 8, 2026 (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- E. Letter from Chris Maden, Portsmouth Maritime Folk Festival, requesting permission to hold the Portsmouth Maritime Folk Festival on Saturday, September 26, 2026 and Sunday, September 27, 2026 (**Anticipated action – move to refer to the City Manager with Authority to Act**)

Councilor Blalock moved to adopt the Consent Agenda as presented. Seconded by Councilor Flynn and voted

12. Presentations and Written Communications

- A. Email Correspondence

Councilor Hopkins moved to accept and place on file. Seconded by Councilor Cook and voted

13. Mayor McEachern

- A. Boards, Commissions, and Committees 2025 Attendance Records

Councilor Moreau moved to accept and approve the 2025 Attendance Records as presented. Seconded by Councilor Tabor and voted

- B. Appointments to be Voted:
 - Appointment of Sarah Illingworth as an Alternate to the Arts & Cultural Commission
 - Appointment of Mary Claire Rodriguez-Abbott to the Portsmouth Energy Advisory Committee
 - Appointment of Heather Krans to the Public Art Review Committee
 - Appointment of Christopher Clement, Sr. to the Trustees of the Trust Funds

Councilor Blalock moved to appoint Sarah Illingworth as an Alternate to the Arts and Cultural Commission, Mary Clare Rodriguez-Abbott to the Portsmouth Energy Advisory Committee, Heather Krans to the Public Art Review Committee and Christopher Clement, Sr. to the Trustees of the Trust Funds. Seconded by Councilor Hopkins and voted

14. City Council Members

A. Assistant Mayor Kelley

- City Council Principles for Legislative Policies

Assistant Mayor Kelley moved to approve the City Council Principles for Legislative Policies for Legislative Positions as presented, which authorize the City to take positions on legislation consistent with these principles. Seconded by Councilor Tabor and voted

- Legislative Subcommittee's Procedures for Submission of Testimony

Assistant Mayor Kelley moved to approve the Legislative Subcommittee's Procedures for Submission of Testimony as presented. Seconded by Councilor Moreau and voted

B. Councilor Cook

- Housing Action Plan

Councilor Cook stated that it is important to have a plan in place that focuses on community talent and honored small businesses and restaurants while acknowledging the housing crisis and challenges Portsmouth currently faces.

Councilor Tabor stated this advocates and offers broad input including the housing committee and staff. Requests that we hold public hearings.

Councilor Cook moved to develop a Housing Action Plan by July 2026, as specified by the Council's 2026-2027 Goals. Seconded by Assistant Mayor Kelley and voted

Discussion followed among the City Council and staff regarding the Housing Action Plan.

C. Councilor Blalock

- Requesting a Quarterly Committee to meet and review the work of the Behavioral Health Organizations in Portsmouth

Discussion followed among the City Council and staff regarding the Quarterly Committee

Councilor Blalock moved to evaluate the current community health needs, identify service gaps, and develop coordinated, equitable, and sustainable recommendations aimed at improving mental health for all Portsmouth residents. Seconded by Councilor Moreau and voted

15. Approval of Grants and Donations

- A. Approval of Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) \$850,000.00

Councilor Hopkins moved to accept up to \$850,000.00 from the U.S. Department of Housing and Urban Development and to authorize the City Manager to enter into a Grant Agreement, including any future schedule modifications, to support design and construction services for two trailhead facilities. Seconded by Councilor Cook and voted

- B. Approval of Grant Agreement with the U.S. Environmental Protection Agency (EPA) – to Protect the Water Quality of the Bellamy Reservoir - \$714,000.00

Councilor Tabor moved to accept up to \$714,000.00 from the U.S. Environmental Protect Agency and to authorize the City Manager to enter into the Grant Agreement as presented. Second by Councilor Bagley and voted

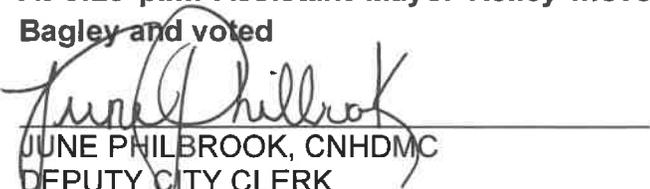
17. City Manager's Informational Items

- A. Update on FlashVote Survey Regarding Public Art

- *City Manager Conard provided a brief update on the results of the FlashVote Survey regarding Public Art in which 400 responses were received detailing a strong emphasis on support of Public Art within the community. She additionally stated if anyone has any ideas for future community FlashVote Survey's to please reach out to Director of Communications and Community Engagement Monte Bohanan who would be happy to assist.*

19. Adjournment

At 9:29 p.m. Assistant Mayor Kelley moved to adjourn the meeting. Seconded by Councilor Bagley and voted



JUNE PHILBROOK, CNHDMC
DEPUTY CITY CLERK

Public Art Review Committee (PARC) – 2025 Annual Report

The PARC ordinance requires an annual report of proceeding and programs, including the following:

- *Potential resources in the Public Art Trust*
- *Identification of possible municipal capital projects that would benefit from inclusion of an artist in design, and*
- *Assessment of the opportunity for public art projects that advance economic development opportunities.*

Committee Membership. Chris Dwyer and Ernie Greenslade (co-chairs), Nancy Pearson, Ellen Fineberg, Beth Hartnett, Jen Meister, Robin Lurie-Meyerkopf, Lennie Mullaney, Nancy Pearson, Mara Witzling. Alyssa Murphy was a member for a portion of 2025. City Council Liaison: Kate Cook City Hall Liaison: Sean Clancy

Foundational Work. PARC continued to strengthen its operations.

- Secured an additional \$25k from the Capital Improvement Program (CIP) for the public art trust.
- Worked with City staff to revamp structure and content for PARC web pages.
- Updated and expanded the inventory (descriptions and photos) of public artworks in the City, now housed on the PARC web page — an ongoing work-in-progress, updated periodically.
- Partnered with Stephanie Seacord to develop a standard art description plaque and completed the first plaque for *Spiraling Serenity*.
- Provided a PARC member for the Master Plan Advisory Group.
- Leveraged art criteria to create a framework for advising on temporary art installations.
- Designed questions for a Flash Vote about public art scheduled for distribution in Q1 2026.
- Provided information to NH Seacoast Greenway about options for public art on the rail trail.
- Participated on a panel re: public art for Portsmouth Historical Society’s Cabot Lyford exhibit and made connections with manager of Lyford’s estate.

Commissions and Installations

- PARC’s commission for Peirce Island of *Spiraling Serenity* by DiBari Associates was completed within budget, installed during the summer and formally dedicated in November 2025. While artist DiBari was in Portsmouth, he gave a public lecture about emerging art around the world. PARC appreciates the support of the Legal department and Department of Public Works.
- PARC continued dialogue with representatives from the LGBTQ+ community about a public art project, initiated by the gift of \$10,000 from money raised for a PRIDE-themed artwork, to be part of the revamped Vaughn Mall.

- PARC commissioned artist Anthony Alemany to create the sculpture *Nebi* for Bohenko Gateway Park. Alemany was a finalist during the competition for *Endeavor*. PARC has organized a fundraising task force to raise the \$123,000 cost of *Nebi*. The task force created case materials, hosted a kick-off event, and has been soliciting funds from private individuals and corporations. By the end of December, approximately \$60,000 had been raised. Solicitation and grant writing will continue with the goal of installing *Nebi* in Fall 2026. PARC thanks these volunteers for serving on the core task force: Nancy London, Judy Miller, and Jack Segal.

Reviews and recommendations. In addition to projects under its control, PARC is also a reviewer of projects proposed to the City for which we apply the same criteria as for commissions. In all cases, PARC meets with the artist and/or proposer to understand the project, deliberates using its criteria, prepares a written summary review, and presents the review to the artist, City Council, and/or land use boards/City departments.

- **Judy Schubert portrait of Liz Forkel.** Reviewed the proposed donation, made suggestions for location and display, and participated with Recreation Department in dedication at Spinnaker Point.
- **Connie Bean tribute materials.** Reviewed the proposed donation, determined it did not fit PARC guidelines, and made recommendation to refer to School Board.
- **Toni Morrison in honor of Vernis Jackson.** Reviewed the proposed donation, made recommendations about locations, and suggested referral to School Board for final decision.
- **Ona Judge mural.** Reviewed the proposed mural, made recommendations around panels, attachments and signage. Will be installed in the Spring.
- **Fairy House sculpture.** Made recommendations for locations in Prescott Park.
- **Vaughan Mall.** PARC consulted on preliminary plans for public art for the landscape revisions on Vaughan Mall.
- **PRIDE mural.** Reviewed proposal for temporary art installation of mural created during PRIDE 2025 celebration.
- **Each One: Button project.** At request of the City Manager, PARC recommended options for relocating the art work which is now at the Community Campus (rededication event pending).
- **Bench for Bohenko Gateway Park.** PARC worked with Bob Thoresen on a proposed commission of a decorative bench designed by Sijia Chen in memory of Sue Thoresen.

Maintenance. PARC works with the Department of Public Works on planning and funding maintenance of City-owned public artworks.

- Assumed responsibility for consultation related to maintenance of the African Burying Ground artworks, working in partnership with the African Burying Ground Blue Ribbon committee. PARC engaged with DPW and artist Jerome Meadows to consult on refurbishment.
- After consultation with Terrence Parker, PARC authorized funding to stabilize *Codfish and the Mortal Sea*.

New Initiatives.

Street Life! PARC worked closely with the Chamber in planning this year's Street Life! Event which was held in Bohenko Gateway Park and celebrated public art in general and showcased Portsmouth public art.

City Council Chambers Lobby Exhibit. At the request of the City Manager, PARC has established a working group to curate a exhibit in the lobby of the work of local artists and develop a framework for ongoing exhibits. A picture hanging system has been installed.

Public Art and Education Trust. Portsmouth400 created and funded a trust dedicated to education about public art and Portsmouth history to be managed by PARC in conjunction with the director of Portsmouth Public Library. PARC has developed an information packet to inform prospective grant applicants, criteria for selection, an application, an awareness campaign, and a timeline for 2026 competition and grantmaking.

AI and the Arts. During Vito diBari's visit to Portsmouth, he met with a group of technology leaders organized by the Chamber to discuss the possibility of holding a festival dedicated to artists using AI to create new works. He is organizing a similar festival in Italy for Spring 2026 and would like to bring the festival concept to Portsmouth in 2027. Additional details regarding a Portsmouth event will follow. If you are interested in more information about AI and the arts, subscribe to diBari's online newsletter: [AI Curator – Vito Di Bari](#)

Resources in the Public Art Trust. The trust currently includes resources for percent-for-art commissions: Portsmouth Middle School (PMS) \$35K (not yet obligated but discussions held with PMS principal and staff); Hanover garage \$68K (not yet obligated). In addition, there is an ~\$62.6 K balance for maintenance of public art works and matching funds. PARC's goal is to maintain at least a \$25K balance in the fund for maintenance.

Future Capital Projects. PARC recommends several future and potential projects that could benefit by inclusion of an artist in design including the following: the Mechanic Street pump station; New Franklin school renovations; the Municipal Building Complex; refurbishment of playgrounds, including the school sites; future new garage; CTE facility renovation; and Market Square master plan (including any proposed fountain).

Advancing Economic Development. PARC believes that there are a few places that could benefit by different types of public art to bring greater interest to the spaces, creating identification for spaces, including the following: additional artwork to complete Bohenko Gateway Park; the skate park and rail trail, especially the main entry way; the entry passage to the Foundry Garage; Langdon Park across from City Hall; Sherburne Housing Development and other public housing opportunities; entrance to Commerce Way; Urban Forestry Center; the various electrical boxes that are located throughout the downtown area. PARC also hopes to improve signage for public art work erected in the past, e.g., Cabot Lyford's sculptures.



Karen S. Conard
City Manager

CITY OF PORTSMOUTH

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
kconard@portsmouthnh.gov
(603) 610-7201

Date: February 26, 2026

To: Honorable Mayor McEachern and City Council Members

From: Karen S. Conard, City Manager *KSC*

Re: City Manager's Comments on City Council Agenda of March 2, 2026

11. City Manager's Items Which Require Action:

A. **Approval of Memorandum of Agreement with Portsmouth Fire Officers Association, Local #4039:**

Attached please find a proposed Memorandum of Agreement (MOA) with the Portsmouth Fire Officers Association, Local #4039.

I recommend that the City Council move to approve and accept the proposed MOA as presented.

B. **Approval of Memorandum of Agreement with Portsmouth Police Civilian Employees Association, NEPBA Local #11:**

Attached please find a proposed Memorandum of Agreement (MOA) with the Portsmouth Police Civilian Employees Association, NEPBA Local #11.

I recommend that the City Council move to approve and accept the proposed MOA as presented.

C. **Acceptance of Easements for 1465 Woodbury Avenue:**

At its regularly scheduled meeting on August 21, 2025, the Planning Board granted Conditional Use Permits and Site Plan Approval for the construction of a single-story banking facility with a drive-through and associated site improvements for an existing pad site located at 1465 Woodbury Avenue. As part of that approval, the Planning Board recommended that the City Council accept a Community Space Easement and an Access Easement for Water Services.

The Community Space Easement will secure improvements along Woodbury Avenue, including landscaping, trees, walkways, and picnic tables. The area of the Community Space Easement is depicted on the [enclosed drawing](#), prepared by the Department of Public Works. The Access Easement for Water Services will permit City staff to enter the property for the purpose of leak detection in private water laterals.

The Public Works, Planning and Sustainability, and Legal Departments have reviewed the [attached Easement Deeds](#) and recommend acceptance.

I recommend that the City Council move to authorize the City Manager to accept and approve a Community Space Easement and an Access Easement for Water Services in a substantially similar form to the Easements contained in the agenda packet.

D. Acceptance of Easement for 550 Sagamore Avenue:

At its regularly scheduled meeting on December 19, 2024, the Planning Board granted Subdivision and Site Plan Approval for property located at 550 Sagamore Avenue. The Planning Board approved the demolition of an existing single-family residence and the creation of four new parcels with associated site improvements, including three single-family parcels and a private roadway lot. As part of that approval, the Planning Board recommended that the City Council accept [an Access Easement for Water Services](#).

The Access Easement for Water Services will permit City staff to enter the property for the purpose of leak detection in private water laterals.

The Planning and Sustainability and Legal Departments have reviewed [the attached Easement Deed](#) and recommend acceptance.

I recommend that the City Council authorize the City Manager to accept and approve an Access Easement for Water Services in a substantially similar form to the Easement contained in the agenda packet.

16. *Approval of Grants/Donations:*

A. Acceptance of Donation to the Senior Activity Center Luncheon Fund 13 in Memory of Senior Activity Center Member Sandy McCann on Behalf of Daughter Kerry Kenney - \$500:

[Attached please find a donation form](#) from Senior Services Supervisor, Nicole Finitis, regarding acceptance of a \$500 donation for the Senior Activity Center Luncheon Fund 13. This donation is from Kerry Kenney, in honor of her mother, Sandy McCann.

I recommend that the City Council move to approve and accept the donation as presented.

B. Acceptance of Donation to the Portsmouth Police Department from Portsmouth Residents Paul Gormley and Kimi Iguchi - \$1,000:

At the January 27, 2026 Police Commission meeting, the Board of Police Commissioners [approved and accepted a donation of \\$1,000 from Paul Gormley and Kimi Iguchi](#) for the Police Department's use. [Attached please find a donation form](#) outlining the details of this donation for the Department.

I recommend that the City Council move to approve and accept the donation as presented.

C. **Approval of Granite United Way Opioid Abatement Responsive Grant (2) Award - \$13,000:**

Attached please find the Grant Agreement between the Granite United Way and the City of Portsmouth for the Opioid Abatement Response Grant (2) Award in the amount of \$13,000. This funding will be used for the Portsmouth Police Department’s Summer Camp (serving 5th through 8th Graders), case management software for social workers, and Notary Public services.

I recommend that the City Council move to approve and accept the grant as presented.

17. City Manager’s Informational Items:

A. **SchoolCare Update:**

I will provide a verbal update regarding SchoolCare.

B. **Report Back on Childcare Access and Quality Improvements:**

Please find attached materials developed in response to Councilor Hopkins’s request approved at the February 2, 2026 City Council meeting.

C. **Report Back on Two-Way Traffic Recommendation for State Street:**

The City Council requested that a trial of two-way traffic on State Street be considered during the Congress Street Utility Reconstruction Project this year. Public Works staff have reviewed the State Street Two-Way Traffic Study conducted by Wall Consultant Group (WCG) in 2023, the proposed construction impacts and detour requirements of the Congress Street work, the geometrics of the roadway and intersections, and the day-to-day traffic operations on State Street. Based on this review, staff do not recommend a trial of two-way traffic on State Street during the Congress Street construction work.

The Traffic Study conducted by WCG in 2023 found that, under two-way traffic flow, the roadway would operate with acceptable congestion, with minor changes in vehicle delay. However, during Memorial Bridge drawbridge lifts, congestion would shift from Market Square to the Middle Street corridor. Trucks would have to be prohibited from turning right from State Street onto Middle Street due to the acute angle of the intersection, with no ability to provide additional widening due to the abutting John Paul Jones House. Parking spaces near the intersection would need to be eliminated to allow for smaller vehicles to make the turn. Traffic islands and traffic signal equipment would require significant changes to accommodate two-way traffic. The WCG Study estimated this cost at \$1.5 Million, however it was not based on a detailed cost breakdown and likely underestimates the actual costs to perform the work. With inflation in the three years after the Study, those costs would likely be substantially higher now.

Other impacts not evaluated in the WCG Study include:

- The narrow lanes on State Street, combined with parked vehicles on both sides, would restrict the maneuverability of larger vehicles. This would make it difficult for two-way truck traffic, increasing chances of sideswipes or head-on collisions. Many large trucks currently use a portion or the entirety of a travel lane for loading and unloading, due to the short length, narrow width and small number of existing loading zones. With two-way traffic, this would block traffic in one direction. Parking spaces would likely need to be converted to loading zones to assure enough loading zones of sufficient size to allow trucks to pull to the curb. Sidewalks would also likely need to be narrowed to allow for wider lanes, sufficient for two-way truck traffic, and wider loading zones for truck widths. This cost was not provided in the WCG Study, but was identified as having significant cost implications, as it would also involve stormwater drainage changes, curbing, sidewalk, and utility relocation.
- Emergency vehicle access: with two-way traffic on narrow lanes and on-street parking, it would be much more difficult for emergency vehicles to navigate State Street, as other vehicles would have limited room to pull over to let emergency vehicles pass.
- Pedestrian crossings: with two-way traffic, pedestrians would need to look in both directions to determine when it is safe to cross the street, rather than only focusing on one direction of traffic.
- Bicyclists: cyclists would need to take the full lane, mixing with traffic without the ability to allow vehicles to go around them.
- Limiting the trial to the section of State Street between Fleet Street and Middle Street would avoid the need to modify the traffic signals at Pleasant Street. However, signal equipment changes would still be needed at the Fleet Street intersection. Most importantly, substantial reconstruction of the Middle Street intersection, including changes to the traffic signal equipment and traffic islands, would still be required at considerable expense. If the trial was not made permanent, these changes would then need to be reverted to existing conditions at an additional expense.

In summary, while two-way traffic was modeled in the WCG Study with only minor increases in traffic congestion, the costs, safety concerns, and impacts on day-to-day operations are significant factors that must be considered. When taking these items into account, staff's recommendation is not to implement the two-way traffic trial during the Congress Street Utility Reconstruction Project.

THE PORTSMOUTH BOARD OF FIRE COMMISSIONERS

And

**PORTSMOUTH PROFESSIONAL FIRE OFFICERS ASSOCIATION
LOCAL #4039**

MEMORANDUM OF AGREEMENT

1. The Portsmouth Board of Fire Commissioners (“the City”) and The Portsmouth Professional Fire Officers Association, Local #4039 (“the Union”) are currently parties to a collective bargaining agreement that is in effect until June 30, 2026 (“the CBA”).
2. The City and the Union hereby agree to allow for a temporary amendment to Section V.4. (Wages, Insurance Benefits, Defense/Indemnification, And Longevity Bonus) of the current CBA to allow for the following:
 - Effective December 1, 2025, Lieutenant Timothy Dame shall be placed at the 24 Months Step of the Lieutenant Salary Schedule.
 - Effective October 15, 2025, Lieutenant Shane Anderson shall be placed at the 24 Months Step of the Lieutenant Salary Schedule.
3. Following initial placement at the 24 Months Step, Lieutenant Timothy Dame and Lieutenant Shane Anderson shall progress through subsequent Lieutenant pay steps on the normal schedule as set forth in Section V of the CBA, with their next step increases occurring twelve months from their promotion dates.
4. This Agreement is a limited, one-time remedy. It shall not constitute a past practice, bind either Party in any grievance or arbitration proceeding, or serve as precedent for any other employee or any provision in successor contract negotiations.
5. All other provisions of the CBA will remain in effect.

Dated: _____
Portsmouth Board of Fire Commissioners

Dated: _____
The Portsmouth Professional Fire Officers Association
Local #4039

Approved by the City Council: _____

**CITY OF PORTSMOUTH, NEW HAMPSHIRE
(The Portsmouth Board of Police Commissioners)**

And

**PORTSMOUTH POLICE CIVILIAN EMPLOYEES ASSOCIATION,
NEPBA LOCAL #11**

MEMORANDUM OF AGREEMENT

1. The City of Portsmouth, New Hampshire (“the City”) and the Portsmouth Police Civilian Employees Association, NEPBA Local #11 (“the Union”) are parties to a collective bargaining agreement that covers the period July 1, 2023, through June 30, 2027 (“the CBA”).
2. Due to exigent hiring needs, the City and the Union have agreed to allow the following additional language to be added to the CBA:

Article 26 (VACATION)

C. After a lateral hire completes a twelve (12)-month probationary period with the Department, the Chief may, at their discretion, assign an appropriate vacation accrual rate.

3. All other provisions of the CBA remain unchanged.

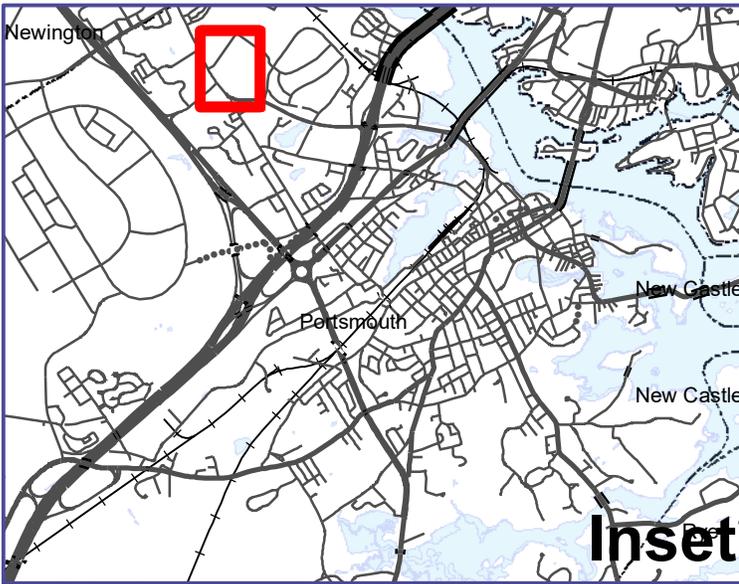
Dated: _____

City of Portsmouth, New Hampshire

Dated: _____

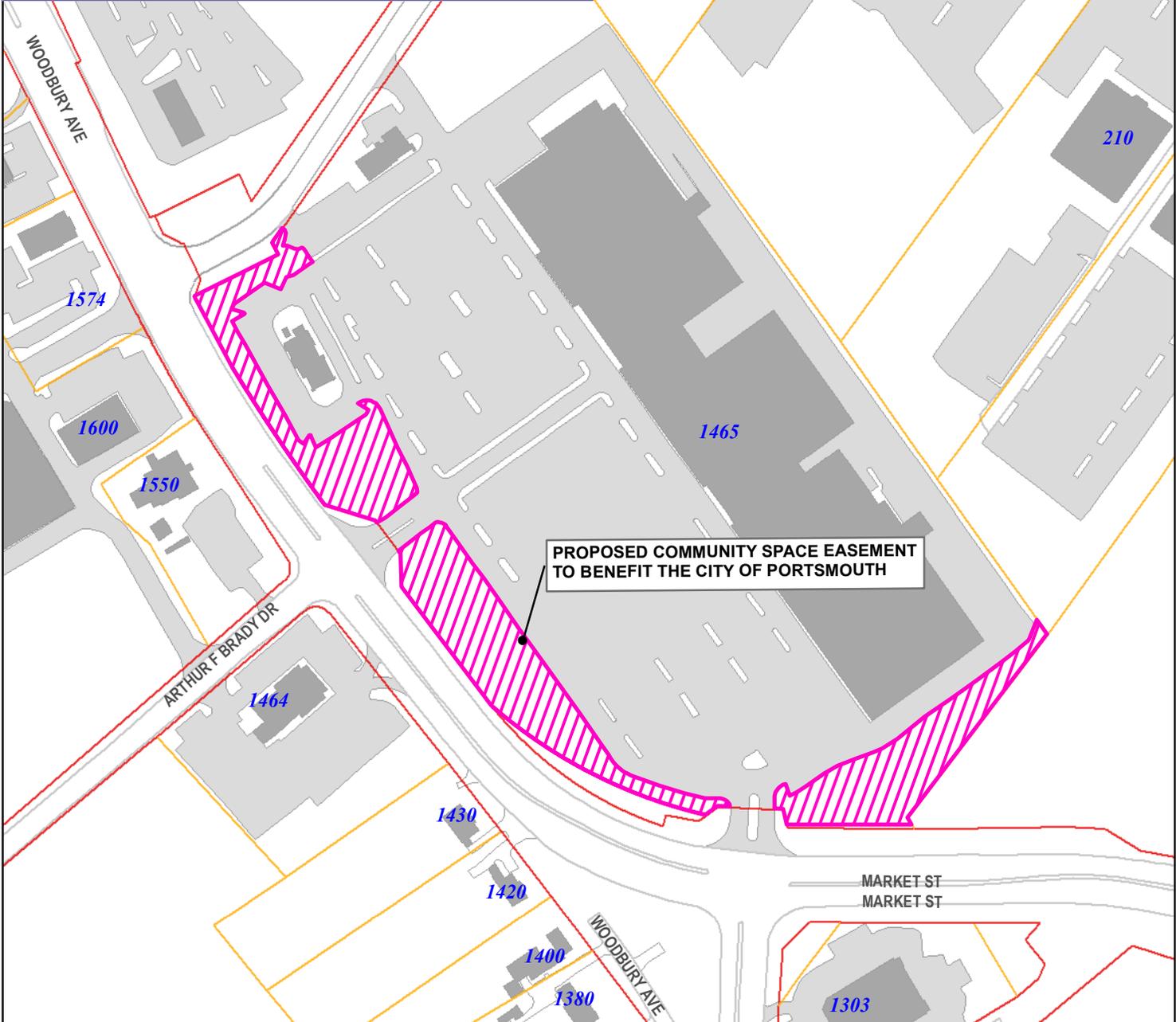
Portsmouth Police Civilian Employees Association,
NEPBA Local #11

Approved by the City Council: _____



Legend

 PROPOSED COMMUNITY SPACE EASEMENT



PROPOSED COMMUNITY SPACE EASEMENT
TO BENEFIT THE CITY OF PORTSMOUTH

**1465 Woodbury Ave
Proposed Easements**



After recording return to:
City of Portsmouth
Planning Department
1 Junkins Ave
Portsmouth, NH 03801

EASEMENT FOR PUBLIC ACCESS AND USE OF COMMUNITY SPACE

THIS EASEMENT HEREIN IS GRANTED this ____ day of _____, 2026 by Quincy Portsmouth Holdings LLC and RCQ Portsmouth LLC, having an address of c/o Quincy & Company, 57 Dedham Avenue, Needham, MA 02492, (“Grantor”) and for consideration of One Dollar (\$1.00) paid by the City, and other good and valuable consideration, receipt of which is acknowledged by Grantor, grants unto the City of Portsmouth, a municipal corporation, 1 Junkins Avenue, Portsmouth, New Hampshire (“City”) with warranty covenants, an easement for public access to and use of certain community space as set forth herein as a plaza, pedestrian alley and wide pedestrian sidewalks.

WITNESSETH

WHEREAS, Grantor acquired a tract of land located at 1465 Woodbury Avenue, City of Portsmouth, County of Rockingham, State of New Hampshire (the “Property”), by Warranty Deed of Bromley Portsmouth LLC, dated August 12, 2025, and recorded at the Rockingham County Registry of Deeds at Book 6641, Page 1070; and

WHEREAS, reference is made to a plan entitled “Easement Plan” prepared by Greenman-Pederson, Inc, dated December 18, 2025, as revised, and recorded herewith at the Rockingham County Registry of Deeds (the “Easement Plan”); and

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), to be paid by the City, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, Grantor conveys the easements as follows, located in the City of Portsmouth, County of Rockingham, State of New Hampshire (hereinafter collectively referred to as the “Easements”). The easements are shown on the Plan as Community Space Easement #1, #2, #3, #4 and #5.

The Easements granted herein shall be subject to the following terms and conditions:

1. **Terms of Public Use:** The Public Use permitted by the Easements shall be governed and determined at the sole discretion of the City, as expressed by the City Manager or the highest ranking administrative officer of the City, subject to the terms and conditions of these easement. The City shall provide reasonable notice to the Grantor of an extraordinary event to be scheduled for the easement areas but failure to do so shall not be a breach of these easements.
2. **Rights to Private Property:** This easement does not convey any right to the public to access or utilize the private property of the Grantor outside the easement areas. Grantor's use of the Easements shall be subject to and regulated through the City of Portsmouth's rules and ordinances governing public sidewalks.
3. **Maintenance:** Maintenance of the easement areas shall be the sole responsibility of the Grantor, its successors or assigns. The City shall have the right, but not the obligation, to access the easement areas for the purpose of maintenance, repair or replacement, after providing reasonable notice to the Grantor of the scope and cost of such work, all as reasonably determined by the City. Such maintenance costs incurred by the City shall be at the sole expense of the Grantor, its successors or assigns.
4. **Encroachments:** The Easements are subject to all existing encroachments of utilities and improvements on, over and under the Easements.
5. **Covenants Run with the Land:** The Easements granted herein shall be perpetual in nature, shall run with the land and shall benefit and be binding upon the Grantor, its successors and assigns. The Easements shall be recorded in the Rockingham County Registry of Deeds.
6. **City Ordinance Application:** Any use, public or private, of the Easements shall be subject to and comply with the City Ordinances of the City of Portsmouth.
7. **Notices:** Any notice, demand, request, or other communication that either party desires or is required to give to the other under this Easement shall be in writing and either served personally or sent by United States mail, postage prepaid, certified, return receipt requested, and shall be mailed to the parties at the following addresses:

To Grantor:

c/o Quincy and Company
57 Dedham Avenue
Needham, MA 02492

(or as listed and at the address shown on the City's current Tax Records)

To City:

City Manager (or the highest ranking administrative officer)

City of Portsmouth, New Hampshire
1 Junkins Avenue
Portsmouth, NH 03801

8. Amendment: Grantor and Grantee may mutually agree to amend or modify this Easement, provided that any such amendment or modification is approved by the City Council at a noticed public hearing, in writing and signed by both parties, and is consistent with the purpose and intent of the Zoning Ordinance. No amendment or modification of this Easement shall take effect unless and until it is recorded in the Rockingham County Registry of Deeds.

9. Costs and Liabilities: Grantor agrees to bear all costs and liabilities of any kind related to the operation, upkeep, and maintenance of the Property, and to defend, indemnify, hold harmless and release the City of Portsmouth, from and against any and all actions, claims, damages, liabilities, or expenses that may be asserted by any person or entity, including Grantor, relating thereto. Without limiting the foregoing, the City of Portsmouth shall not be liable to Grantor or any other person or entity in connection with any entry upon the Property pursuant to this Easement, or on account of any claim, liability, damage, or expense suffered or incurred by or threaten against Grantor or any other person or entity, except as such claim, liability, damage, or expense is the result of the City of Portsmouth's, its agents or employee's negligence or willful misconduct.

10. Applicable Law: These Easements shall be construed and interpreted according to the substantive law of the State of New Hampshire.

11. Community Space Easement to Bind Successors: The provisions of these Easements shall be binding upon and insure to the benefit of Grantor and its successors and assigns. The Easements shall be appurtenant to, and for the benefit of, Grantee and shall run with title to the Property and shall continue in perpetuity.

Meaning and intending to convey an easement over a portion of the Property conveyed to the Grantor by Deed of Bromley-Portsmouth LLC, dated August 12, 2025 and recorded at the Rockingham County Registry of Deeds at Book 6641, Page 1070.

This is an exempt transfer pursuant to RSA 78-B:2(I).

IN WITNESS WHEREOF, Grantor and City have executed this Community Space Easement as set forth, below.

Grantor:

Quincy Portsmouth Holdings LLC

By: _____

RCQ Portsmouth LLC

By: _____

Grantee:

City of Portsmouth, New Hampshire

By: _____

Karen S. Conard, City Manager

Per vote of the City Council on

_____.

ACKNOWLEDGEMENTS

STATE OF

COUNTY OF

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____ of Quincy Portsmouth Holdings LLC, a Massachusetts limited liability company, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

STATE OF

COUNTY OF

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____ of RCQ Portsmouth LLC, a Delaware limited liability company, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this ____ day of _____, 2026, before: me, the undersigned notary public, personally appeared Karen S. Conard, Manager of the City of Portsmouth New Hampshire, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it in his capacity as stated therein and voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

ACCESS EASEMENT FOR WATER SERVICES

KNOW ALL MEN BY THESE PRESENTS, that Quincy Portsmouth Holdings LLC and RCQ Portsmouth LLC, having an address of c/o Quincy & Company, 57 Dedham Avenue, Needham, MA 02492, for consideration received, grants to the City of Portsmouth, a municipal body politic having a mailing address of 1 Junkins Avenue, Portsmouth, County of Rockingham and State of New Hampshire 03801, with **QUITCLAIM COVENANTS** an easement over, below, along, and across the premises described herein, located at 1465 Woodbury Avenue, County of Rockingham, State of New Hampshire, (Tax Assessor's Map No. 216, Lot 3), and being more particularly described as follows:

A certain tract or parcel of land with the buildings therein situated more particularly described on Exhibit A attached hereto.

Meaning and intending to convey an easement over the premises conveyed to the within Grantor by Deed of Bromley-Portsmouth LLC, dated August 12, 2025 and recorded in the Rockingham County Registry of Deeds at Book 6641, Page 1070.

Purpose and Rights: The Grantee shall have a perpetual, permanent uninterrupted and unobstructed nonexclusive easement for the purpose of enabling the City of Portsmouth to access private water infrastructure including mains, water shutoffs, and valves for the limited purpose of leak detection and similar infrastructure inspection services and for access to valves for purposes of turning on and shutting off municipal water service. Grantee shall have no responsibility for installation, maintenance, operation, or replacement of the water infrastructure.

Retained Rights: Grantor retains the right to freely use and enjoy its interest in the easement area insofar as the exercise thereof does not interfere with the purpose of this instrument.

Easement To Run With Land: All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

This is an exempt transfer per R.S.A. 78-B:2(I).

IN WITNESS WHEREOF, the parties have executed this document on the ____ day of _____, 2026.

**QUINCY PORTSMOUTH HOLDINGS
LLC**

Witness: _____

By: _____
Name: _____
Title: _____

RCQ PORTSMOUTH LLC

Witness: _____

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

Personally appeared the above-named _____, in *his/her* capacity of _____ and acknowledged the foregoing instrument to be *his/her* free act and deed executed for the purposes contained therein.

Notary Public/Justice of the Peace
My commission expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared the above-named _____, in *his/her* capacity of _____ and acknowledged the foregoing instrument to be *his/her* free act and deed executed for the purposes contained therein.

Notary Public/Justice of the Peace
My commission expires: _____

EXHIBIT A

EASEMENT DEED

NOW COMES BIRCH REAL ESTATE, LLC, a New Hampshire limited liability company having principal office address of 11 Lafayette Road, North Hampton, New Hampshire 03862 (the "Grantor"), for consideration paid, grants to **THE CITY OF PORTSMOUTH**, a municipality whose address is 1 Junkins Way, Portsmouth, New Hampshire 03801 (the "Grantee"), with Quitclaim Covenants, the following easement

An EASEMENT over land of the Grantor in Portsmouth, County of Rockingham, State of New Hampshire, depicted as "Lot 4 Area of Private ROW" (the "Easement Area") on a plan entitled "Subdivision & Easement Plan (C-1)" with an issue date of November 27, 2024, prepared by North Easterly Surveying, and recorded at the Rockingham County Registry of Deeds as Plan _____.

1. Purpose and Rights: The Grantee shall have a permanent and non-exclusive easement and right of way in, under, across and over the Easement Area, as shown on the Plan, for the purpose of accessing water infrastructure, including mains, hydrants, meters, water shutoffs, and valves for the limited purpose of leak detection and similar infrastructure inspection services and the for access to valves for the purposes of turning on and shutting off municipal water service. Grantee shall have no responsibility for installation, maintenance, operation or replacement of the water infrastructure, which infrastructure shall be and remain property of the Grantor.

2. Grantee's Responsibility to Restore: Disturbed areas within the Easement Area shall be back-filled and restored at the Grantee's expense. Paving and curbing and similar materials shall also be restored at the Grantee's expense.

3. Grantor's Retained Rights: Grantor retains the right to freely use and enjoy its interest in the Easement Area insofar as the exercise thereof does not endanger or interfere with the purpose of this instrument. Grantor shall not erect any building, shed, deck or other structure within the Easement Area that would endanger or interfere with the purpose of this instrument. Grantor shall not substantially change the grade or slope, or install any pipes or similar infrastructure, in the Easement Area, in such a manner that would endanger or interfere with the purpose of this instrument without prior written consent of the Grantee.

5. Easement to Run with Land: All rights and privileges, obligations and liabilities created by this instrument shall run with the land and shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executors, successors and assigns of the Grantor and Grantee.

For reference to the Grantor's title, see Warranty Deed from Frances E. Mouflouze, Ted W. Alex and Patricia Cameron, Trustees of The Frances E. Mouflouze Revocable Trust of 2015, said deed being dated _____ and recorded at the Rockingham County Registry of Deeds at Book _____, Page _____.

Per authorization of the City of Portsmouth City Council dated _____.

Signed this ___ day of February 2026.

Birch Real Estate, LLC

By _____
Richard W. Green, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on February _____, 2026, by Richard W. Green, duly authorized Manager of Birch Real Estate, LLC.

Before me,

Notary Public
My commission expires:



**National
Multiple Sclerosis
Society**

February 20, 2026

Attn: Deaglan McEachern, Mayor, and the City Council of Portsmouth

On behalf of the National MS Society, Greater New England Chapter, I would like to extend our gratitude for the continued support and cooperation the City of Portsmouth has shown for our annual Walk MS: Portsmouth event. Funds raised through this event are used to advance life-changing research towards a cure for the nearly one million people who live with multiple sclerosis in the United States.

Walk MS: Portsmouth 2026 is scheduled to take place on Saturday, May 30, 2026. We anticipate hosting 350 participants, volunteers, sponsors, and staff. The event will start and finish at Great Bay Community College. Participants begin arriving at the venue at 9:00 a.m. and the walk will start promptly at 10 a.m. We will offer two route options (1- and 3-miles) that are fully supported by staff and volunteers. Participants will remain on sidewalks, and we will seek the recommendation of local law enforcement for any police presence that is needed for the event. We will have two Hydration Stations, otherwise known as rest stops, along the route for participants to grab a drink of water and use portable restrooms as needed. I have included our proposed route maps for your review.

Please consider this letter notice to the City of Portsmouth of our upcoming event. Please provide confirmation of receipt of this notice by replying to the email stating as such. If there are any other additional steps, permits or permissions I must seek to ensure approval for this event, please let me know.

We thank you in advance for your support and please feel free to contact me with any questions or concerns.

Sincerely,

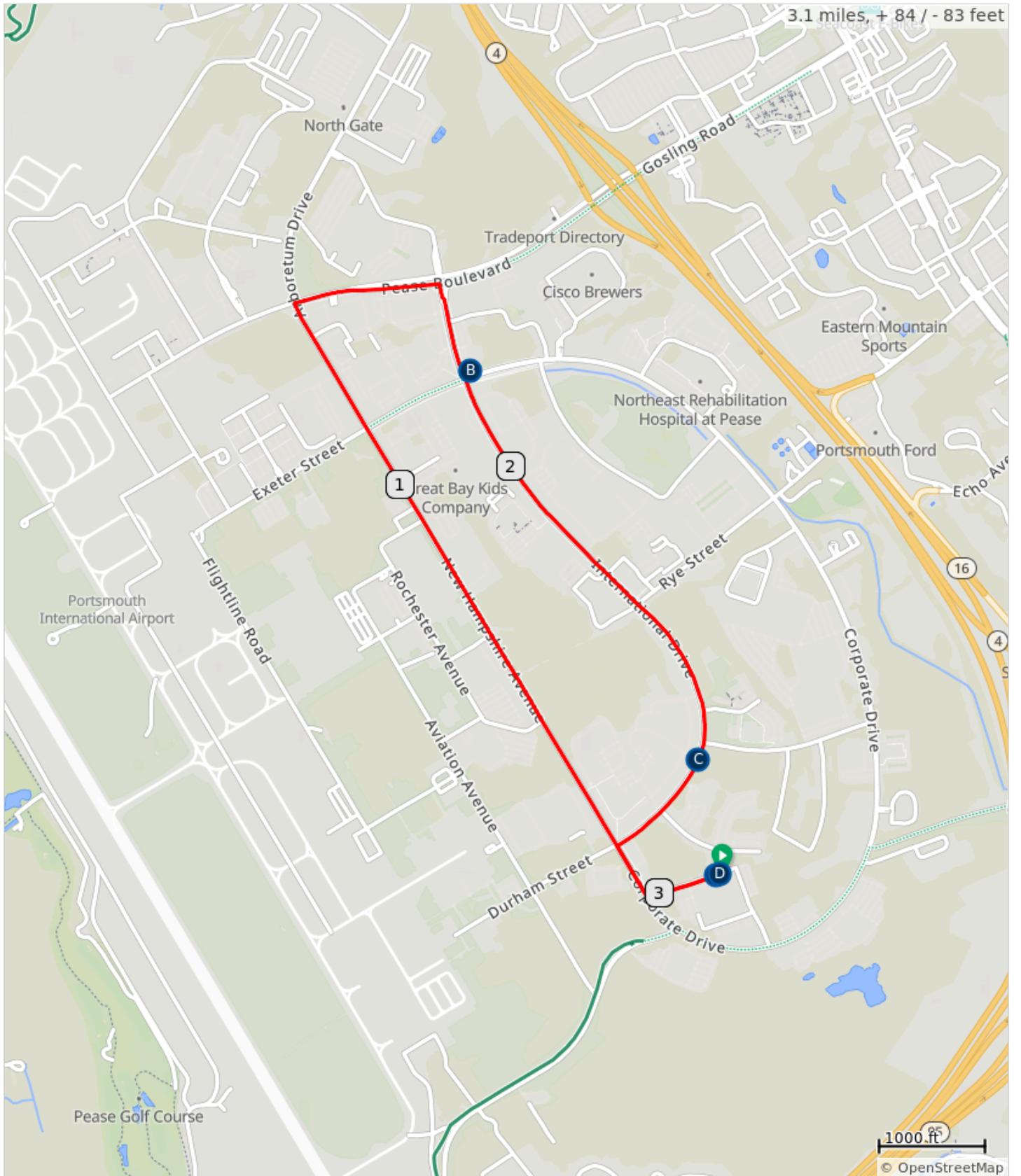
Jillian Tartt

Jillian Tartt
Director, Community Events
(781) 693-5137
Jillian.Tartt@nmss.org

Walk MS: Portsmouth 2026 3mi Route



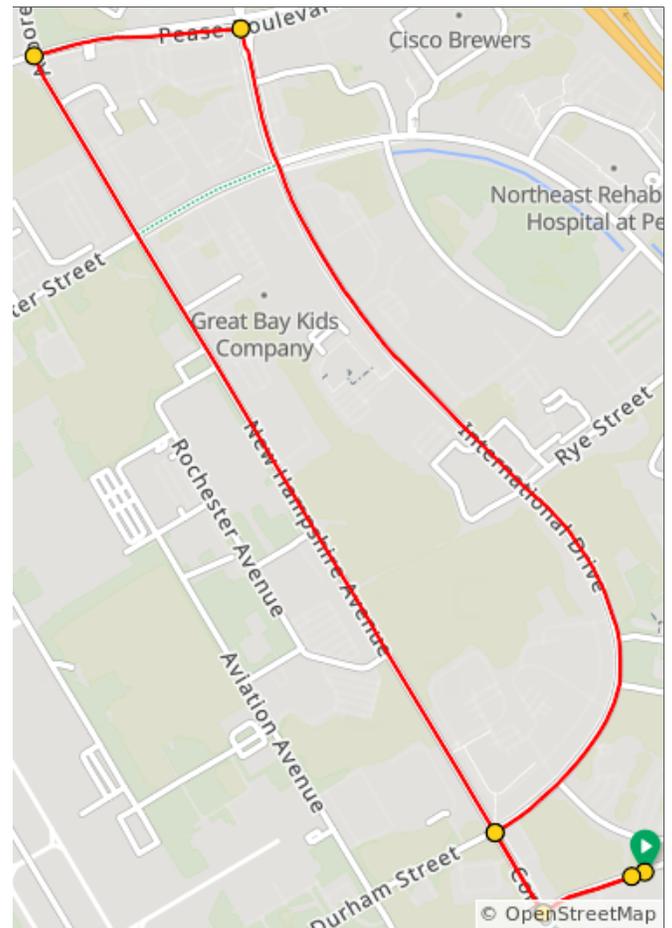
A.	Great Bay Community College	C.	Hydration Station
B.	Hydration Station - St. Mary's Bank	D.	Great Bay Community College



Walk MS: Portsmouth 2024 3mi Route

Type Num	Dist	Note	Next
📍 1.	0.0	Start of route	0.1
➔ 2.	0.1	Right onto Corporate Dr	0.1
⬆️ 3.	0.3	Continue onto New Hampshire Ave	1.1
➔ 4.	1.4	Right onto Newington St	0.3
➔ 5.	1.6	Right onto International Dr	1.2
⬅️ 6.	2.9	Left onto Corporate Dr	0.1
⬅️ 7.	3.0	Left	0.1
📍 8.	3.1	End of route	0.0

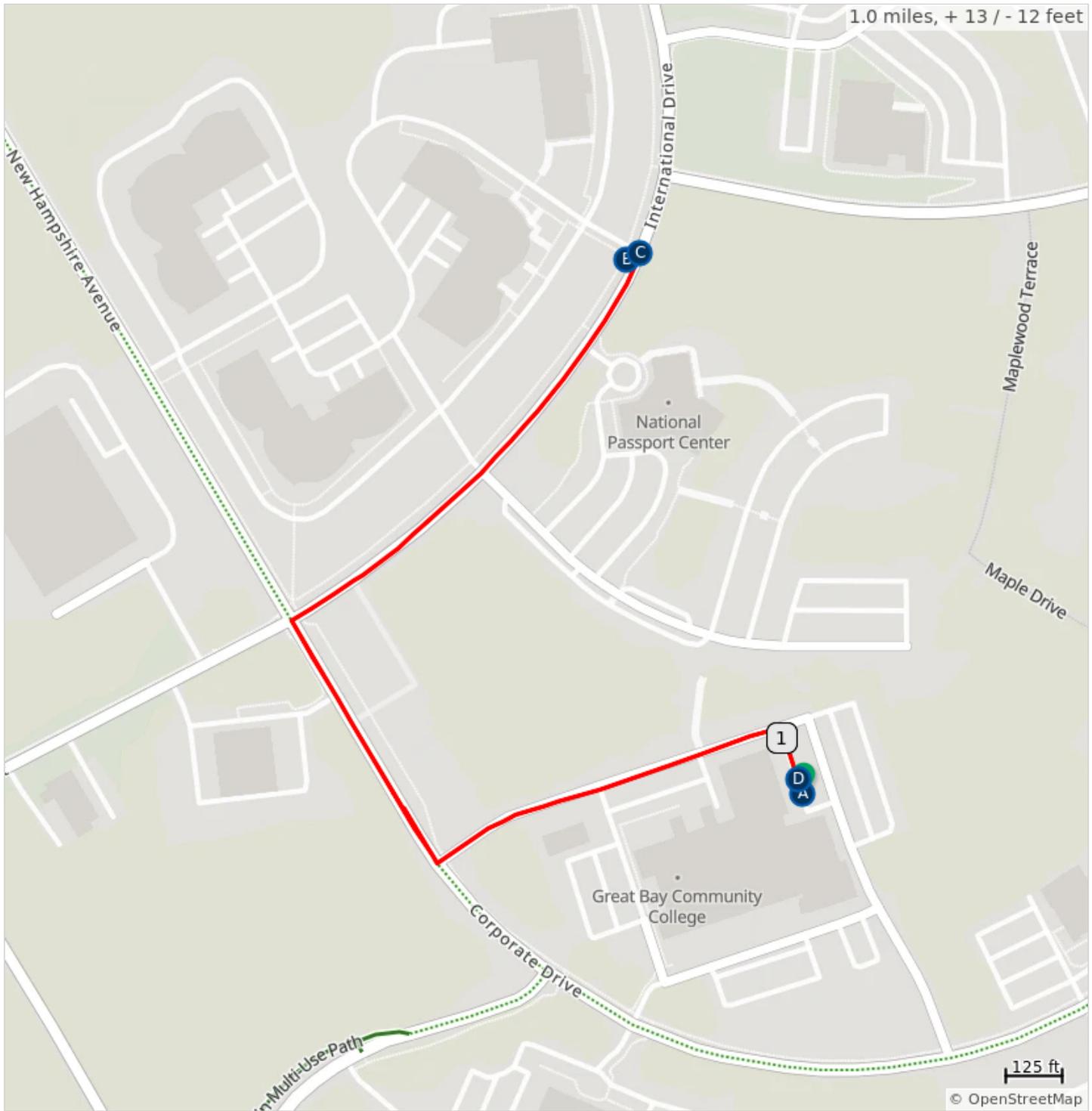
3.1 miles. +84/-83 feet



Walk MS: Portsmouth - 1mi Route



A.	START - Great Bay Community College	C.	ROUTE SPLIT - 1mi & 3mi routes split
B.	HYDRATION STATION - Tradeport Counseling Associates	D.	FINISH - Great Bay Community College



Walk MS: Portsmouth - 1mi Route

Type	Dist	Note
	0.0	Start of route
<i>i</i>	0.0	START - Great Bay Community College
	0.0	Left out of parking lot
	0.2	Right onto Corporate Dr
	0.3	Right onto International Dr
	0.5	HYDRATION STATION - Tradeport Counseling Associates
	0.5	AROUND POINT & ROUTE SPLIT - 1-milers turn around at the hydration station and head back down International Dr
	0.7	Left onto Corporate Dr
	0.8	Left into Great Bay Community College
<i>i</i>	1.0	FINISH - Great Bay Community College
	1.0	End of route

1.0 miles. +13/-11 feet

City Council Emails – February 17, 2026 through February 26, 2026

Submitted on Wed, 02/18/2026 - 10:43

Submitted by: Anonymous

Submitted values are:

First Name

Gerald

Last Name

Duffy

Email

gduffy44@gmail.com

Subject

Housing and haircut

Address

428 Pleasant Street, Unit 3
Portsmouth, New Hampshire. 03801

Message

Dear Mayor and Councilors:

I want to thank the Council for their consideration at last night's Council meeting of the concept of a Housing Action Plan, a plan meant to identify key potential actions, define responsibilities and timelines, and include mechanisms to monitor and track progress. It will be the first of its kind in the State. It will be no easy task and you've set a tight deadline, but I know myself and others are willing to help and put our shoulders to the wheel. Input from the wider public and the installation of a "housing navigator" will be key factors in success.

On an unrelated topic, the Mayor complemented my haircut last night. I'd like to take credit but I can't. Credit goes to Janine Moran, longtime barber to some of the finest heads in town, regardless of political persuasion. I am not passing judgement but Mayor McEachern can make an appointment here: <https://www.janinesbarbershop.com/>

Regards and thanks again,

Gerald Duffy

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.

Yes

Submitted on Fri, 02/20/2026 - 07:51

Submitted by: Anonymous

Submitted values are:

First Name

Kelly

Last Name

Shae

Email

consuela58@yahoo.com

Subject

375 Banfield Contaminated junk yard

Address

892 Banfield Rd
Portsmouth, New Hampshire. 03801

Message

Morning Deaglan !

Kelly Shaw here. We have already spent \$450k on Banfield Road and the city is asking to spend another \$400k?

The planning board never should have approved of redevelopment of 375 Banfield Road knowing the history of use without doing their due diligence.

I have been watching this project since inception and asked for it not to be approved to just be dismissed. My reason was for the tractor trailers on a road that doesn't allow them along with contamination.

I agree with councilor Tabor as there needs to be more transparency.

Thanks, Kel

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.

Yes

Submitted on Mon, 02/23/2026 - 17:08

Submitted by: Anonymous

Submitted values are:

First Name

Peter

Last Name

Somssich

Email

peter.somssich@gmail.com

Subject

Lower Flags for Jesse Jackson

Address

34 Swett Ave.
Portsmouth , New Hampshire. 03801

Message

Dear Councilors,

I wish to request that you lower the municipal flags in honor of Jesse Jackson. It was only 4 months ago that our city lowered its flags to remember Charlie Kirk. As we all found out, after the fact, we were not required to do that, just because President Trump and Governor Ayotte decided to do it. Our municipality is not required to follow suit. Charlie Kirk was not nationally well known and contributed very little to general welfare of our country, by contrast Rev. Jesse Jackson was a nationally well known leader, statesman who secured that release of American hostages and was an advisor to many president. He also ran for president twice in NH in 1984 and 1988. The many NH residents who either worked for him or met him on the campaign trail have their own stories to tell. Please consider lowering Portsmouth's flags to honor the Rev. Jesse Jackson.

Peter Somssich tel. 603-436-5221

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.

Yes

Submitted on Thu, 02/26/2026 - 11:54

Submitted by: Anonymous

Submitted values are:

First Name

Susan

Last Name

Frantz

Email

susanfrantz@aol.com

Subject

Portsmouth Harold Arco today about changes to city property taxes

Address

579 Sagamore Ave. , Unit 33
Portsmouth, New Hampshire. 03801

Message

Hello.

It's good to see some considerations are made concerning some of the property tax rules.

I would like an even larger conversation about the property taxes, and how they are decided in general if possible.

The concept is "unrealized gains" which is used for. Stock portfolios.

It is my understanding with my stock portfolio that I am are not taxed based on unrealized gains unless I sell them and realize the profit.... Which is not what happens in Portsmouth. If I understand this correctly, property owners should not be taxed on the current value of their home unless they sell it. Other than that, to them, all of that extra is Unrealized gains until they benefit from the profits gained. Please have the legal department look into this as I feel like it has direct application to the way property taxes are decided. In portsmouth ...people who already own property are being unnecessarily tax based on the prices of the newly expensive developed Condos and homes that are going up like mushrooms. I don't believe this is why residentare being forced out. They are paying for a profit that they haven't received.yet.

I amsure up someone has found a "reasonable way" to to get around this. But it is not fair to people who have owned property here for years and bought it at a certain price.

Please, please please consider this greater issue when discussing the proper taxes, of Portsmouth. I truly hope this is not ignored.

Season Frantz

579 Sagamore Ave. Unit 33
Portsmouth, New Hampshire 03801
Resident since 2002.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.

Yes

Several New Hampshire communities elected to pause participation in the most recent Community Power rate refresh after learning the new default rate would be approximately 29.8% higher than Eversource's supply rate. Given the financial pressures many households are facing, that was a significant consideration.

In Portsmouth, roughly 2,600 residents are scheduled to be automatically enrolled at this higher rate through the refresh this March. Had the City paused participation, as some other communities did, those residents would have had the opportunity to remain at the lower Eversource rate for the next six months.

At present, 9,854 residents are enrolled in Community Power. With the refresh, enrollment is expected to increase to approximately 12,454 users. Based on current rates, participants collectively may pay an estimated \$1.6 million more over the next six months than they would under the Eversource supply rate.

Given the magnitude of the difference, I believe the Council should have been notified of the option to pause the refresh prior to finalizing the decision, particularly after it was discussed publicly at an Energy Committee meeting. Advance Council awareness would have allowed for broader discussion and consideration.

Residents did receive a postcard outlining the updated rates. While the information was technically included, the approximate 30% differential was not prominently highlighted. When financial impacts are this substantial, clear and straightforward communication is essential so residents can easily understand their options.

This is the third consecutive rate period in which Community Power's default rate has exceeded Eversource's. In addition, the organization has been operating for more than a year without a permanent Executive Director or Financial Director. I believe it is appropriate for the Council to closely monitor these trends and evaluate when and how the program can return to consistent rate competitiveness for Portsmouth residents.

Andrew Bagley February 23, 2025

Postcard sent about refresh to new enrollees:



Portsmouth Community Power (PCP) Works For You

PCP offers more choice in cleaner energy, support for efficiency, and local control over how power is purchased.

Through New Hampshire's Community Power Coalition, Portsmouth also has a stronger voice in state energy policy as we advance the City's Climate Action Plan.

Please read the reverse side to see how PCP affects your electricity bill.

If you need help paying your bill, the City Welfare Office may be able to assist: 603.610.7267

For more information, visit: portsnh.co/commpower



Portsmouth Community Power
C/O City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Portsmouth Community Power is now the default electricity supplier for residents. Your Eversource bill will still include Eversource distribution charges.

The City Council voted in 2023 to join a statewide buying pool with 49 other communities. Portsmouth Community Power offers greener energy options and long term rate stability, though current rates are higher than Eversource.

Current rates through July 31, 2026:

- Eversource: 11.3¢/kWh
- Portsmouth Community Power: 14.663¢/kWh

You may opt out at any time to move to Eversource, or opt up to greener options, with no penalty.

To choose Eversource's lower rate, you must opt out at communitypowernh.gov or call 1-866-603-7697. Make your choice before March 1 for the next billing cycle.

For more information, visit: portsnh.co/commpower

Sincerely,
Councilor John Tabor
Chair, Portsmouth Energy Advisory Committee



Your cheapest option may be your utility's default energy service.

2/25

The Office of the Consumer Advocate, which represents the interests of the state's residential utility customers, is taking this opportunity to remind electric customers that they have the right to switch back and forth between their utility's default energy service and any other available source of electricity, including a community power aggregation program, at any time.

"Default energy service is a backstop and, by law, electric customers can choose to take that service from their utility at any time and for any reason," said Consumer Advocate Donald Kreis. "The only limitation is that the utility doesn't have to implement the change until it renders the next regular monthly bill to the customer."

The OCA is issuing this reminder in response to new default energy service rates that went into effect on February 1, as well as an unexpected announcement from the Community Power Coalition of New Hampshire (CPCNH) that its retail rates would increase on March 1. According to the CPCNH, the new basic rate of 8.9 cents per kilowatt-hour (kwh) announced for effect on February 1 will increase to 9.7 cents on March 1.

As of February 1, the default energy service rates offered by the state's utilities are 8.9 cents for Eversource, 8.4 cents for Liberty, 8.6 cents for Unitil, and 8.1 cents at the New Hampshire Electric Cooperative (where the service is known as "Co-op Power").

"Thousands of electric customers have switched to community power aggregation programs over the past couple of years in an effort to save money," Kreis noted. "This is the first time that most of those customers will actually save money by staying with the utility's default service or even switching back to it. I encourage all electric customers to look carefully at their options."

The Consumer Advocate stressed his continued belief that, in the long run, community power aggregation programs will prove a boon to residential electric customers. "It is noteworthy that before the widespread availability of community power aggregation programs, the only non-utility options available to residential customers were competitive suppliers marketing to people on an individual customer basis," said Kreis. "In my expert opinion, electric customers do better when they combine their buying power."

Kreis also expressed concerns about what could happen to electricity prices in New Hampshire should new tariffs on imports from Canada -- including tariffs on electricity imports -- go into effect as threatened by the federal government. "New England relies on Canadian producers, especially Hydro Quebec, for about 10 percent of our electricity," the Consumer Advocate pointed out. "The administration has been talking about a ten percent tariff -- a tax -- on such imports, with a possible escalation to 25 percent in the future. That will inevitably affect the wholesale price of electricity for everyone, at least to some degree, in a way that will find its way into retail rates one way or another."

Particularly in light of those developments, juxtaposed with what has been a colder-than-average winter so far, the Office of the Consumer Advocate remains concerned about two recent policy initiatives by the Public Utilities Commission. The first increases the utilities' reliance on purchases of wholesale power from the ever-fluctuating real-time wholesale market, rather than via longterm contracts, to meet default energy service obligations for residential customers. The second is forcing all customers -- including those relying on community power aggregation programs -- to make up any shortfalls if, as seems entirely possible, the default energy service rates that will remain in effect through July 31 are not adequate to cover the utilities' actual wholesale costs.

"The New Hampshire Department of Energy maintains an excellent price-comparison web site for electric customers, and I encourage customers to consult it frequently," said the Consumer Advocate. That web site can be found [here](#). "If you want to switch back from community power aggregation, or competitive supply, to your utility's default service, call your utility's customer service number ASAP," added the Consumer Advocate.



Office of the Consumer Advocate

Address: 21 South Fruit Street, Suite 18 | Concord, NH 03301-2429

Phone: [603-271-1172](tel:603-271-1172)

For Consumer Inquiries: oca@oca.nh.gov

To serve us with a pleading: ocalitigation@oca.nh.gov

Hours: Monday through Friday, 8:00 a.m. to 4:30 p.m.

Nashua's Yesterdays: The Armory

Empty bowls, full hearts: Annual fundraiser proves the power of soup

Monday's weather: Blizzard conditions, potential for 7-14" of snow, high of 28

Cyber Defender: Building a suit of armor around NH hospitals

Protesters return to Merrimack in opposition to proposed ICE detention center

Winter Storm Watch: Heavy snowfall expected Sunday night into Monday

From W.H. Bagshaw to one person with an idea, NH SBDC reach was wide in 2025

Hassan calls for investigation into Secretary Noem following ICE director's testimony

Benjamin Anthony on new indoor skatepark, and unlocking your 'flow state'

Supreme Court overturns Trump tariffs in 6-3 decision

Weekend weather: Several inches of snow expected, daytime temps hover in the 30s



Henry Herndon, Acting General Manager of Community Power Coalition of New Hampshire

NASHUA, NH – Following news of Nashua Community Power's increased electricity rate for the next rate period, Community Power Coalition of New Hampshire (CPCNH) gave a presentation to the Board of Aldermen (BoA) during a special meeting on Tuesday night to discuss the rate change and give an overview of Nashua Community Power.

Beginning February 1 through July 31 2026, the rate will be 14.663 cents per kilowatt hour (kWh), up 1.24 cents from the previous rate period.

The rate is now 3.3 cents above the Eversource rate of 11 cents (kWh), which is about \$21 more a month for the average electricity bill. Upon launching in April 2023, the rate was significantly lower than Eversource at 15 cents per kWh, compared to Eversource at 22 cents.

Through September 2025, Energy Manager Doria Brown reported that Nashua Community Power's total revenue was \$62,142,000, with \$5,939,000 in customer savings.

While Nashua Community Power's rate has risen, Eversource's rate has decreased by following the approach taken by the coalition.

THAT'S

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LIKE IT.

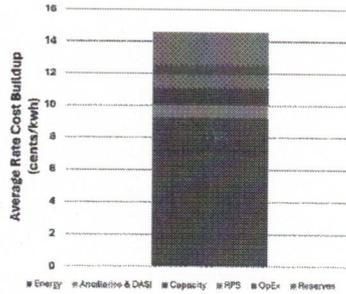
THE Nash CASINO

LEARN MORE

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Upcoming Period Rate Build Up

- ✓ Rates transparently reflect cost of service
- ✓ 75% of the rate is driven by the cost of energy
- ✓ 14% or 2 cents will be contributing to Nashua's reserves



“Since we launched community power, the utilities saw how our community power programs were extremely successful because we were able to take advantage of the wholesale market and have an open position which allowed us to set lower rates,” Brown said.

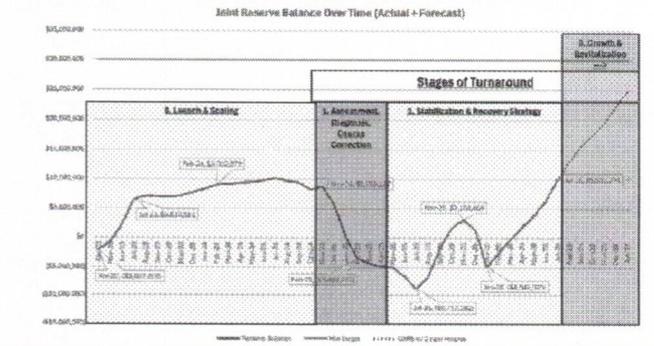
Now, she said, utilities are also taking advantage of the wholesale market as opposed to getting a fixed rate contract.

(CPCNH) Acting General Manager Henry Herndon explained the buildup of the rate, which he said transparently reflects the cost of service.

75 percent of the rate is driven by the cost of energy, and a two cent adder – making up 14 percent – will be contributing to Nashua’s reserves. The rest consists of ancillaries and DASI, fees applied to all energy suppliers in the New England wholesale market; capacity, a charge applied to the entire market ensuring sufficient availability of generators over time; renewable portfolio standards; and operating expenses of the coalition.

“The primary driver of the rate differential in the upcoming period is that reserve block and that is driven by a cash flow requirement,” Herndon said, explaining that there is a 60 day-plus lag between incurring of costs and receipt of revenue.

CPCNH Community Reserves Over Time



CPCNH’s reserve policy sets goals for the amount of money to be in the reserves and a plan is in place to achieve them, with some minimums projected to be met in 2028.

“Over time in the upcoming rate periods we will see several of these components decrease including energy with better portfolio



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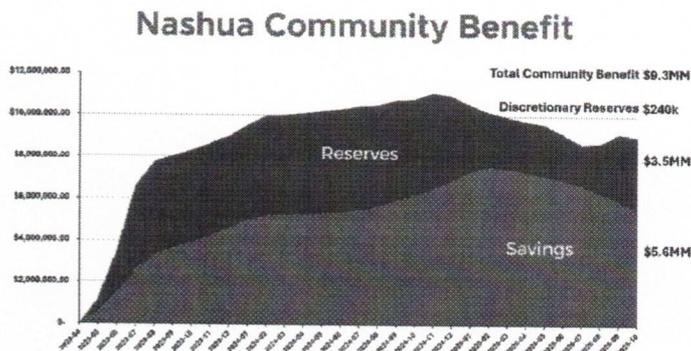


Ad ends in 10

management and more flexibility as we mature as an organization, and that reserve line as well as we meet certain minimum reserve balances and have a less need to accrue and rebuild reserve funds," Herndon said.

Due to cold temperatures and changes in the natural gas market resulting in higher than expected wholesale market pricing, there was an unplanned draw on the reserves in the winter of 2025. This caused CPCNH to have to rely on third party financing.

The coalition is now in a stabilization/recovery phase to rebuild the reserves that were drawn down.



By building the reserve fund, the adder will lower and result in the lowering and avoiding of interest expense, eliminating and minimizing financing charges, diversifying credit support, eventually achieving secure credit rating, and achieving low cost capital.

Herndon said that the CPCNH board will discuss to determine the appropriate balance between the tapering of reserve growth, given sufficient minimums are met to balance rate relief with customers, while maintaining growth over time to reach targets.

“What we can anticipate moving through this rate period is perhaps a rebalancing of the breakup of the benefit, with a decrease in some savings to customers, but an increase in the reserves that support the longevity and long-term value of the program,” Herndon said.

- < Thursday's weather: High of 44 – enjoy it before the 'arctic express' rolls in
- > Nashua mural clears hurdle

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* indicates required

Email Address *

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LOCAL

Community Power NH rates exceed Eversource. Leaders see bright side.

Jeff McMenemy Portsmouth Herald

Jan. 15, 2025, 5:08 a.m. ET

Key Points

- The Community Power Coalition of New Hampshire will raise its electricity supply rate to 14.663 cents per kWh, higher than Eversource's rate.
- Officials state the higher rate is necessary to build operating reserves for the new coalition.
- Customers in member communities can opt out of community power and switch back to Eversource without penalty.
- Some local leaders believe the coalition has increased competition, leading to lower overall rates from providers like Eversource.

PORTSMOUTH — The Community Power Coalition of New Hampshire — which includes Portsmouth Community Power and multiple other Seacoast municipalities — announced its electricity supply rates for the upcoming period will rise again.

The new CPCNH Granite Basic default rate for residential and small commercial customers will increase to 14.663 cents per kilowatt-hour (kWh), beginning on Feb. 1, up from the current 13.419 cents per kilowatt-hour (kWh), according to the coalition and multiple municipal power groups.

The projected CPCNH electric supply rate beginning Feb. 1 and running through July 31 is significantly higher than the Eversource rate of 11.3 cents per kWh.

Eversource is the default utility in Portsmouth, Durham and Dover. Community power is offered in those municipalities, and other member communities include Exeter, Stratham, Newmarket, Newington, Greenland, Kensington, Seabrook and Rye. When the community power program started, a key goal was to offer cheaper rates than buying electricity through the power company.

Customers have option to go back to Eversource

Power customers can opt in or out of the program or move “up” to select cleaner power at any time and then switch back without penalty by visiting communitypowernh.gov or by calling 1-866-603-7697, according to a press release from the city of Portsmouth.

City Councilor John Tabor said he is “disappointed” the Portsmouth Community Power electric supply rate will be higher than Eversource’s rate again during the upcoming time period.

Why community power rates are higher than Eversource

Tabor noted CPCNH’s rates are higher than Eversource as the coalition “works to build prudent operating reserves.”

Tabor, the chair of Portsmouth’s Energy Advisory Committee, said residents who can’t afford the higher electric prices “can opt out of community power, which would save, based on average household use of 650 kWh per month, \$22 per month for the next six months with Eversource default rates.”

Customers can switch between Eversource and Portsmouth Community Power, he said, without penalty.

Despite his disappointment over the higher Community Power rates, Tabor said, “I understand it, and the benefit of building the reserves is the coalition would then not have to borrow as much money to buy power and not have to pay as much interest.”

More local news: Rye teens oppose paid beach parking on Route 1A

The portion of the rate going to build up reserves for the Community Power Coalition “is a little more than 2 cents,” Tabor said Jan. 14.

He believes CPCNH “is going to take a whole year of that extra 2 cents to rebuild the reserves” to a sufficient level.

Local leaders believe 'competition is working'

Tabor believes the introduction of CPCNH into the electricity market has made Eversource more competitive, which has resulted in savings for New Hampshire ratepayers.

“That’s a big reason for the PUC (Public Utilities Commission) changing the regulations to make Eversource more competitive,” Tabor said. “Competition is working, it’s working for Eversource.”

Electric customers in New Hampshire can choose between community power, third-party options, or their default utility.

Tabor stressed the Community Power Coalition is “still the only option that allows you to opt up to more renewable energy. You can’t do that with Eversource.”

Todd Selig, Durham’s town administrator, said Jan. 14 that despite the higher electric supply rate at Durham Community Power, town residents always have options.

“The benefit of the arrangement we have with community power is if residents believe they can obtain a more competitive rate, they can opt and go back to the utility,” Selig said.

He pointed out “New Hampshire’s electric rates have always been some of the highest in the country. I believe the introduction of the Community Power Coalition of New Hampshire really forced the electric providers to sharpen their pencils and work hard to bring rates down,” Selig said.

That, Selig said, has resulted in “lower rates overall, and that’s good for all consumers. Consumers have full access to lower Eversource rates if they want.”

He noted too that CPCNH is “a new organization” that’s still “getting up on its feet.”

“Right now, it’s working to build reserves so it can sustain the pricing,” Selig said. “I think it’s a very value-added organization that’s already brought prices down.”

He predicted that by the new rate period that begins on Aug. 1, “my bet is that we’ll see pricing on par or lower again than Eversource.”

“I just think it took a long time to develop this new organization ... it’s a cooperative effort all around New Hampshire, it’s just taking the organization a little time to get everything up and running,” he said.

Somersworth manager says savings 'have not panned out' so far

David Moore, the city manager for Somersworth, mentioned the Community Power Coalition electric rates at a City Council meeting Jan. 12.

He told the council they “may have constituents reach out to you regarding community power rates, which have come out, along with the other utility rates.”

More local news: Bulk of Smuttynose Brewing campus in Hampton poised for sale

“I think it’s safe to say that many expectations and hopes with regards to rate setting for CPCNH, Somersworth Community Power, have not panned out ... and it feels like an understatement at this time,” Moore said. “There is a long-term goal and strategy but the short term can be disappointing to some.”

He stressed the importance of making sure “people are reminded ... you do have the option to opt out of the Community Power supply arrangement on your bill.”

Moore provided information for Somersworth residents who want to switch back to Eversource on the city website.

Eversource official says company supports 'customer choice'

William Hinkle, a spokesperson for Eversource, stated “in general, Eversource is supportive of customer choice,” and hopes that customers can pay the “lowest possible amount” for their electric supply.

He noted Eversource’s rates change every Feb. 1 and Aug. 1, and “simply reflect the cost we pay suppliers on the regional wholesale market.”

He encourages customers to look at the rate options and “choose the option that works best for them. Lower is always better for our customers.”

Hinkle and others stressed the importance for customers to reach out to Eversource if they’re having trouble paying their electric bill for any reason.

“We offer a variety of payment plans,” he said. “We work one-on-one with people to find the option that works best for them. We always want them to contact us.”

Regardless of financial need, customers are eligible for payment plans with information at Eversource.com.

Be sure to download the Seacoastonline news app and turn on breaking news alerts to get the latest updates on your phone. You can also sign up for News Alert emails and our Daily Briefing newsletter.

Gift and Donation Submission Form

Donations received by the City of Portsmouth must be accepted by the City Council. Please complete this form and submit it to the City Manager for inclusion on an upcoming agenda.

Date:	2/19/2026
Department/ Contact Person:	Senior Activity Center, Nicole Finitis, Senior Services Supervisor
Donation Amount:	\$500.00

Are Funds to be directed to a particular department, program or fund? – If yes, please provide detail below:

Senior Activity Center Luncheon Fund 13

Is there a particular purpose intended with this donation:

Future Senior Luncheon Funding in memory of Senior Activity Center member Sandy McCann who passed away and was an active member and Meals on Wheels Volunteer.

Other Information/Special Conditions:

Donor Information

First & Last Name:	Kerry Kenney (daughter of Sandy)
Business Name:	
Address*:	
Phone*:	
Email*:	

PORTSMOUTH POLICE COMMISSION

MEMORANDUM

DATE: FEBRUARY 24, 2026
TO: KAREN CONARD, CITY MANAGER
FROM: ALBERT "BUZZ" SCHERR, PORTSMOUTH POLICE COMMISSION CHAIR
MARK D. NEWPORT, CHIEF OF POLICE
RE: ONE DONATION

On behalf of Chair Buzz Scherr~

At the January 27th, 2026, Police Commission meeting, the Board of Police Commissioners approved and accepted the following donation:

- a. A \$1,000 check from Portsmouth residents Paul Gormley and Kimi Iguchi for the police department's general use.**

We submit the information to you pursuant to City Policy Memorandum #94-36, for the City Council's consideration and approval at their March 2 meeting. We respectfully request this item be placed on the City Council meeting agenda for the regular City Council meeting.

Respectfully submitted,



Jacqueline D. Burnett
Office of the Chief

copies: PPD Business Office

Gift and Donation Submission Form

Donations received by the City of Portsmouth must be accepted by the City Council. Please complete this form and submit it to the City Manager for inclusion on an upcoming agenda.

Date:	2/24/26
Department/ Contact Person:	Police Department: Chief Newport/Jackie Burnett
Donation Amount:	\$1,000

Are Funds to be directed to a particular department, program or fund? – If yes, please provide detail below:

General police department fund.

Is there a particular purpose intended with this donation:

This donation will be used to support the general needs of the police department at Chief Newport's discretion. There is no specific intended purpose.

Other Information/Special Conditions:

First & Last Name:	Paul Gormley & Kimi Iguchi
Business Name:	NA
Address*:	
Phone*:	NA
Email*:	NA

Please note that gifts/donations to individual employees with a value of \$100 or more are not permitted. Information with an asterisk () indicates it will not be publicly distributed.*

Congratulations on your OACGP Award! (DO NOT FORWARD)

From Granite United Way OACGP Team <OACGP@graniteuw.org>

Date Mon 2026-02-23 1:31 PM

To Carl E. Weber <ceweber@portsmouthnh.gov>

This e-mail contains ***your personalized link*** to access your agency application. ***Please do not forward this email.***

Dear Carl,

I am thrilled to inform you that City of Portsmouth has been awarded 13000.00 from the Opioid Abatement Community Grants Program. Thank you for the important work you do every day to serve the Granite State. If you have any questions, please reach out to OACGP@graniteuw.org.

Payments will be made in March 2026. Please click [here](#) to access the portal and navigate to “Forms & Applications” to complete your funding acceptance form by March 2nd.

If you have questions or need any assistance, please email OACGP@graniteuw.org.

Thank you,

OACGP Team

Granite United Way

If the link in this email does not access your correct account, please reach out for support.

Package Details Update

Due Date - Mar 02, 2026

City of Portsmouth (Grants) (4486890 - Agency)
1 Junkins Ave
Portsmouth NH 03801

Opioid Responsive Grant (2) Acceptance

* **Agency Name:**

City of Portsmouth

The purpose of this Acceptance Form is to define and formalize a memorandum of agreement between Granite United Way and the agency awarded funds through the Opioid Abatement Community Grant Program (OACGP). The agency referenced above agrees to adhere to the following terms associated with accepting these grant funds.

1. Acknowledgment of Funding Source and Use of Funds

The Agency certifies its understanding that the source of these funds is the New Hampshire Opioid Abatement Trust Fund. As such, all funds must be expended as outlined in the Agency's original proposal and as approved by Granite United Way. The Agency agrees to deliver the work as described in its grant application. The Agency acknowledges that funding is not transferable to other programs or entities without prior written approval from Granite United Way.

* Select checkbox to acknowledge grant funding term #1

2. Return of Unspent Funds

The Agency agrees that any and all unspent funds at the conclusion of the grant period must be returned to Granite United Way within 30 days of the grant period end date.

* Select checkbox to acknowledge grant funding term #2

3. Programmatic and Operational Changes

During the grant period (March 2026 - February 2027), the Agency will inform Granite United Way in a timely manner of all significant budgetary, operational, or leadership changes that

may affect completion of the activities or services funded by this grant.

* Select checkbox to acknowledge grant funding term #3

4. Reporting Requirements

The Agency agrees to submit a project completion report to Granite United Way upon conclusion of grant-funded activities. This report will include outcomes and expenditures aligned with the Agency's original proposal, accompanied by all necessary supporting documentation.

* Select checkbox to acknowledge grant funding term #4

5. Payment Method

Organization agrees to receive payments via EFT.

The EFT Form is accessible via the "Resources" menu item at the top of your screen.

*** Download the document, using available PDF software edit the fields with your agency information, save the document with your agency name, and upload the document here:**

 Choose File

* Select checkbox to acknowledge grant funding term #4

6. Regulatory Compliance and Investigations

The Agency agrees to report in writing and in a timely manner to the CEO of Granite United Way any investigation by a police agency, government treasury department, or any other regulatory body. This includes, but is not limited to, allegations of financial or managerial misconduct or criminal misconduct by the agency or any member of its board or staff. The Agency further agrees that Granite United Way will be advised of any adverse accountant or auditor reports or remedial financial recommendations.

* Select checkbox to acknowledge grant funding term #6

7. Federal Funding

This award is made with the understanding that all opioid abatement funds must be managed separately from federal dollars and used only for allowable purposes under state law (RSA 126-A:83?86). Recipients are required to maintain clear accounting records, ensure no overlap with federal funding, and comply with all reporting and audit requirements. Failure to meet these standards may result in repayment of funds and ineligibility for future awards. Please review and sign the attached Grantee Acceptance Form to confirm your organization's agreement with these requirements.

* Select checkbox to acknowledge grant funding term #7

The Agency's acceptance of this agreement indicates full compliance with the terms stated above. Failure to comply with the provisions of this agreement may result in the rescission of the grant award and/or loss of eligibility for future funding.

Please approve this acceptance form by March 2, 2026. Once this form is received, Granite United Way will disburse the approved grant funds on or around March 2026.

*** By typing in your name below, you certify that you are an authorized signatory for your agency and agree to the terms outlined in this Grant Acceptance Form.**

Carl Weber

*** Title:**

Deputy City Manager

*** Please enter
today's date:**



02/24/2026

Items marked with an asterisk(*) are required

Child Care Access & Quality in Portsmouth/the Greater Seacoast Region

Approved by City Council: establish a City-led, time-bound working group design (small steering committee with a broader advisory/advocacy network); develop inventory of the childcare landscape; identify local barriers and near-term “quick wins”; consider employer-supported options (in partnership with the Chamber and Seacoast employers); study adaptive reuse pathways; and build an implementation roadmap with costs and funding sources.

Why now?:

- Childcare scarcity and cost are constraining Portsmouth’s workforce and economy (average NH family with an infant and 4-year-old spends ~**\$32,000/year** on center-based care, roughly 28% of median income).
- NH providers face chronic staffing and wage constraints that limit capacity utilization. NH lost ~13% of licensed capacity serving under-5s since 2017; many providers operate under licensed capacity due to workforce shortages.
- Consolidation has shifted supply to fewer, larger centers - intensifying geographic mismatches.
- Median wages for NH childcare workers were ~\$15–16/hour in 2023–24, with turnover near 17% annually, depressing capacity utilization.
- NH expanded **Child Care Scholarship** eligibility (to ≤85% State Median Income) and capped cost shares at **≤7% of income** for eligible families; uptake is rising, and 2025–26 added **presumptive eligibility** and **prospective payments** to reduce administrative delays.

Proposed Steering Committee (meets bi-weekly for 90 days):

- City Councilor Annie Hopkins
- City Manager (Chair), Economic Development, Fire, Health, Inspection, Planning & Sustainability, Recreation, Welfare;
- Portsmouth School Department;
- Chamber Collaborative of Greater Portsmouth;
- One large employer (e.g., healthcare/hospitality/tech) + one small employer;
- Licensed providers (center & family childcare, aftercare).

To date, the following individuals have indicated interest in serving:

- Melissa Caldwell, Seacoast Community School
- Anna-Lise LeBlanc, Portsmouth YMCA of the Seacoast
- Michelle Fijalkowski-Santy, Little Harbour School teacher
- Ben VanCamp, Chamber Collaborative of Greater Portsmouth

Proposed Advisory Network (20–30 members, monthly forums):

Parents (including shift- and service-sector workers), providers, property owners, Child Care Aware of NH/NH DHHS (CCLU/Child Development & Head Start), UNH/Carsey, nonprofit intermediaries, others to be identified.

To date, the following individuals have indicated interest in serving:

- City Councilor Annie Hopkins
- Rachel Parse, parent and faculty member, Southern Maine Community College
Early Childcare Education Chair
- Elizabeth Jones, parent and employee of the Portsmouth Naval Shipyard
- Tara Ryan, CEO & Co-Founder, Confidante
- Workforce Housing Coalition (stakeholder groups, advocacy)
- Sunni Tainter, NE After School Network
- Early Learning NH - <https://earlylearningnh.org/>
- NH Moms Rising - <https://www.momsrising.org/campaigns/new-hampshire>

Charge (90 days):

- Produce a **Citywide childcare snapshot** (supply, ages served, price ranges, quality participation, scholarship acceptance).
- Identify **barriers** and **quick wins** in zoning/land use/permitting/change-of-use, public health, and workforce/economic development.
- Co-develop **employer-supported childcare pilots** with the Chamber & businesses.
- Assess **adaptive reuse** opportunities aligned to NH building and childcare licensing codes.
- Deliver an **implementation roadmap** with estimated costs and funding sources.

The Steering Committee is poised to hold its kickoff meeting within the first two weeks of March, and the Advisory Network will follow along shortly thereafter.