



# Portsmouth, NH City Council

Municipal Complex, 1 Junkins Avenue, Portsmouth, NH  
in the Eileen Dondero Foley Council Chambers

March 16, 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\\_hroPpTK4QDWvJZ8Fs0wIAw](https://us06web.zoom.us/webinar/register/WN_hroPpTK4QDWvJZ8Fs0wIAw)

## Anticipated Non-Public Session

5:00 pm – Anticipated Non-Public Session is being held in Conference Room A in Accordance with RSA 91-A:3, II (a), (e) & (l)

## Agenda

### 1. Work Session

A. 6:00 pm - Presentation on RSA 79-E: Overview of Law and Options for Adoption 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

**Welcome Students!**

## Portsmouth High School Student Government Day Participants

Heather Wheeler & Michelle Wheeler – Portsmouth High School Teachers



Simon Noelle, Mayor

Chase Simpson, Assistant Mayor

Stella Hoium, Councilor

Tessa Bresnahan, Councilor

Colette Hebert, Councilor

Addy Lynch, Councilor

Joe Lieberman, Councilor

Samyutha Pothiraj, Councilor

Nora Quigley, Councilor

Beckett McKenna, City Manager

Stella Whitehouse, City Attorney

Reagan Colby, City Clerk

*"When educating the minds of our youth, we must not forget to educate their hearts."*

—Dalai Lama XIV

### 7. **Acceptance of Minutes**

- A. March 2, 2026 (**Sample motion – move to accept and approve the minutes of the March 2, 2026 City Council meeting**)

### 8. **Recognitions and Volunteer Committee Reports**

- A. Proclamation
- Women's History Month

**9. Public Comment Session**

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

**10. Public Hearings and Votes On Ordinances and/or Resolutions**

A. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 1, ADMINISTRATIVE CODE, Article IV – COMMISSIONS AND AUTHORITIES, Section 1.415, be added to establish a permanent Sister City Committee. ***(Sample motion – move to pass second reading and schedule third reading at the April 6, 2026 City Council meeting)***

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

B. PUBLIC HEARING AND SECOND READING of Ordinance amendment to 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”. ***(Sample motion – move to pass second reading and schedule third reading at the April 6, 2026 City Council meeting)***

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C. PUBLIC HEARING AND SECOND READING of Ordinance amendment Chapter 10, Zoning Ordinance to change the zoning designation of the following parcels pursuant to Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10 of the Zoning Ordinance. ***(Sample motion – move to pass second reading and schedule third reading at the April 6, 2026 City Council meeting)***

- **PRESENTATION**
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D. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:39-b the City hereby amends the elderly exemption based on assessed value for qualified taxpayers, such that the exemption shall be available only when the qualifying taxpayers(s) have a net income of not more than

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**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 (CPI)

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

**OPTION 4:**

Single	\$65,000 (increase of \$ 9,466)
Married	\$85,000 (increase of \$12,196)
Asset Limit	\$750,000 (increase of \$250,000)

E. PUBLIC HEARING AND ADOPTION OF Resolution Pursuant to RSA 72:37-b the City hereby amends the disabled exemption based on assessed value for qualified taxpayers, such that the exemption shall be available only when the qualifying taxpayers(s) have a net income of not more than

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F. PUBLIC HEARING OF Resolution authorizing the issuance of refunding bonds of up to Eight Million Five Hundred Thousand Dollars (\$8,500,000) to refinance certain outstanding bonds of the city so as to reduce interest costs, and to pay all costs incidental and related thereto. ***(Sample motion – move to adopt the Resolution as presented)***

- PRESENTATION
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G. PUBLIC HEARING OF Resolution authorizing a supplemental appropriation of \$400,000 from unassigned fund balance for necessary expenditures related to outside counsel. (***Sample motion – move to authorize the Supplemental Appropriation for Outside Counsel Fees of \$400,000***)

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## 11. City Manager’s Items Which Require Action

- A. Request Authorization to Expend Funds from the Lower State Street Pocket Park (Jay Smith) Trust (***Sample motion – move to authorize the expenditure of up to \$26,000 from the Lower State Street Pocket Park (Jay Smith Park) Trust to cover the cost of maintenance improvements to the Park***)
- B. Request to Schedule First Reading of Amendment to Chapter 11, Article II, Section 11.216 (B) Relative to Sewer Use Changes (***Sample motion – move to schedule first reading of the amendment to Chapter II, Article II, Section 11.216 (B) relative to the establishment of sewer fees at the April 6, 2026 City Council meeting***)
- C. \*Request for Community Power Work Session (***Sample motion – move to schedule a Community Power Work Session on April 20, 2026 at 6:00 p.m.***)
- D. Access Easements for Water Services for 51 and 53 Chevrolet Avenue (***Sample motion – move to authorize the City Manager to accept and approve the Access Easements for Water Services in a form substantially similar to the easement deeds contained in the agenda packet***)
- E. \*Disposal of Fire Engine (***Sample motion – move to authorize this vehicle be put out to bid in accordance with Finance Department Policy***)

## 12. Consent Agenda (there are no items under this section of the agenda)

## 13. Presentations and Written Communications

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

- B. Letter from Robert Graham, designated agent for Banfield Realty, LLC and Green Valley Realty, LLC (**Sample motion – move to accept and place on file**)
- C. David M. Scanlan, NH Secretary of State – Anticipated visit

#### 14. Mayor McEachern

- A. Letter to the Honorable David M. Scanlan, NH Secretary of State
- B. \*Move to Appoint Acting City Clerk (**Sample motion – move to appoint June H. Philbrook as Acting City Clerk (Clerk Pro Tempore) to the City of Portsmouth, Effective March 17, 2026, to serve until a permanent City Clerk is hired. This appointment is made in accordance with the City Charter, Section 4.2, NH RSA 48:8, and NH RSA 669: 65 to fill the current vacancy in the office**)
- C. Appointments to be Considered:
  - Reappointment of Jacqueline Cali-Pitts to the Recreation Board (**Sample motion – move to reappoint Jacqueline Cali-Pitts to the Recreation Board**)
  - Appointment of Angus MacDonald to the Portsmouth Housing Committee (**Sample motion – move to appoint Angus MacDonald to the Portsmouth Housing Committee**)
  - Appointment of Oliver Chag to the Portsmouth Housing Committee (**Sample motion – move to appoint Oliver Chag to the Portsmouth Housing Committee**)

#### 15. City Council Members *(there are no items under this section of the agenda)*

#### 16. Approval of Grants/Donations

- A. Acceptance of Donation from Richard Duddy to donate a Memorial Bench in memory of Richie Duddy (**Sample motion – move to accept a memorial bench from Richard Duddy in memory of Richie Duddy to be installed at the Plains Ballfield**)
- B. Acceptance of Donation from Altus Engineering, LLC for a new scoreboard at the South Mill Pond Basketball Courts (**Sample motion – move to approve and accept the donation as presented**)

#### 17. City Manager's Informational Items

- A. \*Housing Action Plan Report Back
- B. \*Meeting Minutes update
- C. \*Outdoor Dining
- D. Master Plan Open House
- E. Report Back on Vacancies and Retirements

**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