

CITY COUNCIL MEETING

MUNICIPAL COMPLEX

DATE: MONDAY, NOVEMBER 17, 2025

PORTSMOUTH, NH

TIME: 7:00PM

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

III. CALL TO ORDER

Mayor McEachern called the meeting to order at 7:04 p.m.

IV. ROLL CALL

PRESENT: Mayor McEachern, Assistant Mayor Kelley, Councilors Tabor, Cook, Denton, Blalock, Bagley, Moreau, and Lombardi

V. INVOCATION

Mayor McEachern asked everyone to join in a moment of silent prayer in remembrance of Michael Edwards.

VI. PLEDGE OF ALLEGIANCE

Cub Scout Den #166 led in the Pledge of Allegiance to the Flag.

Councilor Cook moved to suspend the rules and bring forward Item VIII. 1.Recognitions and Volunteer Committee Reports, 1. Port City Soccer and Recognition of Team Championships. Seconded by Assistant Mayor Kelley and voted.

VIII. RECOGNITIONS AND VOLUNTEER COMMITTEE REPORTS

1. Port City Soccer and Recognition of Team Championships

Mayor McEachern addressed the audience stating we have some celebrating tonight, in honor of the Portsmouth City Soccer Club. We are delighted to honor five Portsmouth City teams as New Hampshire Soccer League State Champions, following their outstanding performance in the Championship Tournament that was held November 1st and 2nd in affiliation with US Youth Soccer. Founded in 1997, Portsmouth City Soccer Club has grown to include over 450 youth players from Portsmouth, Newington, New Castle, Greenland, and Rye -- across 32 teams -- compete in the spring and fall seasons. They play their home games on the Community Campus turf and Alumni-Wentworth fields. As their coaches attest, "Portsmouth City Soccer fosters a love of the game by encouraging skill development, teamwork, and sportsmanship"

We'll congratulate each of the five teams as we present them with the Mayor's Award.

- A. Portsmouth U11 Girls Black Team Champions – Mayor McEachern and the City Council recognized the Portsmouth U11 Boys Maroon Team Champions with a record of 8-2, Coaches: Chad Hillen, Audrey LaBarre, Mihail Miletkov, Matthew Neill. Players: Alexandra Ngarukiye, Anastasija Miletkova, Anna Clark, Avery Wallaert, Charlotte Neill, Claire Rabidoux, Ella Dennen, Emily Parrella, Madelyn Hillen, Moxy LaBarre-Gurski, and Nora McLaughlin accepted the Mayor's Award with thanks and appreciation.
- B. Portsmouth U11 Boys Maroon Team Champions – Mayor McEachern and the City Council recognized the Portsmouth U11 Boys Maroon Team Champions with a record of 6-2-1, Coaches: Kevin McKenney, Chad Hillen. Players: Nelson Doe, Brennan Henley, Mason Hillen, Wells Lavoie, Grayson Mangano, Douglas McCafferty, Tyler McKenney, William Osborn, Brigsby Parsons, Edward Schoengold, Cody Shultz, Cedric Thomas accepted the Mayor's Award with thanks and appreciation.
- C. Portsmouth U12 Girls Black Team Champions – Mayor McEachern and the City Council recognized the Portsmouth U12 Girls Black Team Champions with a record of 8-0-1, Coaches: Kristen Trueworthy, Dan Jalbert, Jason Demers. Players: Aida Vitali, Akira Hobert, Avery Brewer, Breigh Cook, Brooklyn Trueworthy, Cecelia Walker, Harper Boorman, Louise Tanguay, Lucia Armellino, Mila Berkowitz, Ruby Robichaud, Zoe Demers, Claire Medros accepted the Mayor's Award with thanks and appreciation
- D. Portsmouth U12 Boys Black Team Champions – Mayor McEachern and the City Council recognized the Portsmouth U12 Boys Black Team Champions with a record of 8-0-1, Coaches: Adam Hermon, John Tittle. Players: Sam Carter, Ethan Cloutier, Isak Cloutier, Connor Hermon, Grady Maloney, Carter Perry, Bennett Smith, Deacon Souza-Underwood, Teddy Tittle, Jackson Clark, Ilian Dunn Bolanos accepted the Mayor's Award with thanks and appreciation

Mayor McEachern spoke to citizens just joining the City Council meeting stating informing them of the difference between Public Comment session and Public Hearing, he said that anyone who signed up for the Public Hearing will have an unlimited time to speak.

PROCLAMATION – CreativeMorning PKX Day

Mayor McEachern read the Proclamation declaring November 17th, CreativeMorning PKX day, in celebration of the 10th anniversary of CreativeMorning PKX chapter and in recognition of its enduring commitment to creativity, community, and the power of connection. Reminding all citizens to continue to gather, listen, create, and grow together. Members of the PKX Community accepted the proclamation with thanks and appreciation.

VII. ACCEPTANCE OF MINUTES – SEPTEMBER 8, 2025, AND SEPTEMBER 24, 2025.

Assistant Mayor Kelley moved to approve and accept the minutes of the September 8th and September 24th City Council meetings. Seconded by Councilor Denton and voted.

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

Wyatt James spoke on the topic of New Franklin School through a letter read by his mother Kim James. Mrs. James spoke on behalf of her son's fourth grade classmates at New Franklin School and the need for renovations and current structure not being conducive to the student population.

Kim James spoke on the topic of New Franklin School and the structural malfunctions.

Nellie Clark spoke on the topic of New Franklin School and the need for renovations. She spoke to having three children who have attended. Ms. Clark noted the structural malfunctions and facilities issues. Additionally, noting the increased need for more athletic space, and how the other elementary schools in Portsmouth have received upgrades.

Elyse Gallo spoke to Fees and Staggered Terms of our City Officials'. Ms. Gallo asked for consideration of staggered terms for election officials to tailor fairness and mitigate impact fees to offset taxes.

Francesca Marconi Fernald (Police Commission) spoke to the news of the Police Department and a new facility and believes our Police Department is treated unfairly.

Petra Huda spoke to a change in reporting stating that financial reporting school governmental transparency. She spoke about not entering new budget season without holding or knowing appropriate GFOA reporting. She stated that liability matters and emphasized transparency for reporting, reliability timing concerns. Ms. Huda said that the city has failed to post financial reporting standards since last February.

Chris Dwyer (Arts and Cultural Chair) spoke to Bohenko Park Sculpture and provided an explanation on the materials of the structures, she reported that the Public Art Review Committee is working with the Department of Public Works and fundraising opportunities.

Linnea Grim (Arts and Cultural Commission Co-Chair) spoke to the Arts and Cultural Banner Program and how this program will contribute to the city's economy.

X. 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 1.414 – Establishing a Permanent Energy Advisory Committee
 - PRESENTATION
 - CITY COUNCIL QUESTIONS

- PUBLIC HEARING SPEAKERS
- ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

Councilor Cook moved to pass first reading and schedule a public hearing and second reading at the December 8, 2025, City Council meeting. Seconded by Assistant Mayor Kelley and voted)

Councilor Tabor spoke to the premises that the ordinance will make the Energy Advisory Committee permanent. He spoke to the benefit of the city will be oversight of community power program as well as continued efforts and research towards solar arrays on Jones Avenue and energy efficiencies in both municipal government and the community.

Mayor McEachern asked if the expected makeup of the board would be subject to change or would the makeup remain the same.

Councilor Tabor confirmed that there are two committee members with utility background, both with Eversource background, one being retired. He mentioned that he feels it would be a good idea to put into the ordinance, a requirement to have one member who has an affiliation with public utility.

Councilor Cook stated that she has served on the Blue Ribbon Committee with Councilor Tabor for the past four years, stating that the city cannot duplicate the expertise level offered on this committee and that the City Council would be wise to establish this as a permanent committee.

Councilor Blalock thanked Councilor Tabor for bringing this forward. He expressed how there is always concern as the city has many boards, committees and commissions but does foresee this to be a problem as energy will continue to be a challenge for Portsmouth residents and Portsmouth as a City.

Motion passed unanimously.

Public Hearing of Capital Improvement Plan:

B. PUBLIC HEARING on FY2027 – FY2032 Capital Improvement Plan

- PRESENTATION (*Presentation was held at the November 12, 2025 Work Session*)
- CITY COUNCIL QUESTIONS
- PUBLIC HEARING SPEAKERS
- ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

Deputy City Manager of Finance & Administration, Lunney addressed Mayor McEachern and City Council members with a report back on some answers to outstanding questions proposed at the end of November 12, 2025, Capital Improvement Plan (CIP) Work Session. Deputy City Manager of Finance & Administration Lunney stated that the New Franklin School upgrades project is in the proposed CIP. He spoke to Artist Live/Workspace to study deliverables and value through agreement of the possibility of work being done by staff. In a conversation earlier today, it was confirmed that neither staff nor committee members have specific expertise in this area to perform such a study. Deputy City Manager Finance & Administration Lunney stated that there is expertise in multiple experiences that can be referenced from the group that proposed and the deliverables would include a feasibility report. He spoke about the replacement of Marine One which is the replacement of the Fire Department's Watercraft advising there has been a change in price since last fiscal year but that the price increase

was addressed in last year's CIP. He said promoting the new boat would be kept into the river year-round, whereas the current vessel is seasonal. He reported that Watercraft had a total of fifteen calls within the past year. Additionally addressing the Fire Departments need of a Fire Truck, which was voted by the City Council to be bonded at the October 20, 2025, meeting. Deputy City Manager of Finance and Administration Lunney spoke to federal funding specifically federal aspirations as opposed to federal or state funding such as the body cameras and taser projects which have received federal grant funding for over three years totaling \$65,334.00 each year. He addressed Federal and Parking funds and there was no funding requests received through the CIP. All Bike Pedestrians projects shifted to be considered within the Bicycle Pedestrian Master Plan. Lastly, he discussed that there are monies allocated for each year of the CIP towards electric charging stations.

Mayor McEachern declared the Public Hearing open and called for speakers.

Lisa Roblie – a tutor through New Franklin School spoke to the New Franklin School structural malfunctions, disrepair and stated that the City has promised improvements in the past but that the elementary school has been pushed off many times before.

Nancy Novelline Clayburgh (School Board, Chair) spoke about children with down syndrome and about Dondero having disrepairs at one point and that City Council supported upgrades and now Dondero Elementary School being a Blue Ribbon School and announced support for New Franklin School.

Collen Spear (Sustainability Committee) spoke in support of the Micro-Transit, City Fleet, and Solar Array CIP Projects. She believes that the city needs to have more holistic view.

Bill Lyons – (Sustainability member) spoke in support of the Micro-Transit project. He spoke of carbon neutrality, innovative approach. Additionally discussed the shuttle schedule and discussed most households spent 50% of income on transportation stating that he believes reducing traffic would bring more people downtown and would increase tourism which would have a positive impact on Portsmouth's economy.

Karen Rosania (Arts and Cultural Commission member) spoke to Artist Live/Work feasibility study stating even studios are priced out. She said a feasibility study will allow for the necessary assistance with determining such things as concept, location, model recommendation. She stated that there is a company in Minneapolis. Believing that this study could last up to a year and is included in the \$65,000.00 and could be broken into two phases.

Emily Rebalis spoke to New Franklin School renovations mentioned the scheduling of a walkthrough with City Council to see the disrepairs. She believes that these disrepairs should not be allowed to exist. She discussed redistricting, as New Franklin School is dated and desperately needing restoration.

Joanne Simons (Principal of New Franklin School) speaking for staff and acting on behalf of families who do not come to meetings. Speaking on the disrepair of New Franklin School and the wish for City Council to support upgrading.

John McNeil is a parent of child attending New Franklin School and echoing sentiments of what others had said. He said that there is no privacy, and children face distractions and security enhancements are necessary.

Lisa Rapaport (School Board Member) stated she is echoing the sentiments of what others have said as she believes that the children do better in a more welcoming, structured environment.

Julie Gallant a parent of child at New Franklin School, stated she is echoing the sentiments of what others before her have said regarding the need for upgrades at New Franklin School.

Annie Clark student at New Franklin School, wishes to see upgrades done to the gymnasium, library, and athletic fields.

David Colcoun, parent of a child at New Franklin School, stated the elementary school is in great disrepair and supports upgrades and would like the City Council to support this.

Sarah Jones a parent and Librarian at New Franklin School and strongly believes that the elementary school is in desperate need of a fully renovation.

Russ Grazier spoke regarding the Artist Live/Work study and other students that have been completing revolving around such initiatives and that upon his research it took other communities to gain momentum and support. He strongly believes this will add to Portsmouth vibrancy.

Tony Covielo (Vice-Chair of the Planning Board) spoke to Parking Standards and previous studies that have been completed.

Rick Chellman (Chair of the Planning Board) spoke to the Parking Garage and said that there is a need for another garage in the city. He spoke about past studies that have been completed and believes that another garage will lead to more revenue. He stated that a garage is needed sooner than 5-6 years as previously quoted.

Councilor Moreau moved to continue the Public Hearing until December 8, 2025, City Council meeting. Seconded by Assistant Mayor Kelley with Councilor Bagley voting opposed.

Councilor Cook moved to suspend the rules and bring forward XV. City Council Members B. 1. Councilor Cook & Councilor Moreau request to modify CIP request #BI-26-PL-29 Mirco-Transit, page 88 of the November 12th CIP document to change the funding source to change federal grants to capital outlay and/or revenues for FY27 and FY28. Seconded by Councilor Moreau and voted.

XV. CITY COUNCIL MEMBERS

B. COUNCILOR COOK & COUNCILOR MOREAU

1. Modify CIP request #BI-26-PL-29: Microtransit Study

Councilor Cook moved to modify CIP request #BI-26-PL-29: Microtransit Study (page 88 of the November 12 CIP document) to change the funding source from federal grant funds to Capital Outlay (GF) and/or Revenues in FY2027 and FY2028. Seconded by Councilor Moreau.

Councilor Cook stated that there is a delay in federal funding and believes she cannot address this matter any better than Bill Lyons of the Sustainability Committee. She stated this project can move forward.

Councilor Bagley echoed importance but does not see the Micro-Transit Study to exceed the quoted amount and questions whether funds would be spent prematurely.

Mayor McEachern stated he does not support State funding and asked why we are spending so much when the community could continue to utilize COAST.

Councilor Tabor supports a holistic look at the system, and what the impact of car-free tourism would look like for Portsmouth and requested a proposal.

Assistant Mayor Kelley expressed concerns regarding Micro-Transit with COAST. She would like to determine if COAST could increase public transportation while limited State funding continues. She stated our municipality could continue to group its relationships with Coast.

Councilor Cook agrees with Assistant Mayor Kelley to develop relationships with COAST but stating with the lack of funding they are not growing. She stated we need to investigate alternative ways to support their services.

Councilor Moreau stated this is a necessary step towards affordable housing as it will build stronger relationships with COAST.

Mayor McEachern stated no funds will be allocated at this time and the Sustainable Committee should report back to City Council with additional information.

Councilor Blalock moved to table until the December 8, 2025, City Council meeting. Seconded by Councilor Bagley and voted.

Councilor Bagley thanked parents from New Franklin School for coming out and sharing their opinions and concerns. He stated that this shows the community why CIP is so important. He said a lot of people were not aware of the full scope of disrepair that New Franklin School is presently facing. Additionally, he called into question the Water Vessel for the Fire Department, he stated he knows the need for Watercraft rescues has significantly increased but requested Chief McQuillen speak more to the needs of the community.

Fire Chief McQuillen spoke regarding the first Watercraft received was given to the city through a federal grant and was disposed of when it became too expensive for the Fire Department to maintain. He spoke to the second boat purchased from 2017 which the department has learned is not appropriate for the department's mission. Chief McQuillen spoke to moving the vessel from an open platform to a more enclosed platform. Additionally, recognizing that the Coast Guard was having some challenges and we are discussing the scaling back of their own vessels which will increase the need for operations in our area and nationwide. Identifying that the goal was to bring it forward and discuss it with City Council members and the community. Chief McQuillen noted that the Fire Department has not been successful, but they are still looking into funding options.

Councilor Cook addressed Superintendent McLaughlin regarding New Franklin School renovation projected numbers provided to City Council.

Superintendent McLaughlin stated it was difficult at this time to give projected numbers. He mentioned there is active discussion on redistricting.

Superintendent McLaughlin stated he feels confident that the overall school system would be able to absorb the redistricting of New Franklin School.

Councilor Bagley asked Director Rice of Public Works about the solid waste transfer station.

Director Rice stated that the transfer station project is pushed out for a swap shop in FY27.

Discussion followed among the City Council and staff regarding the CIP.

Councilor Blalock moved to suspend the rules to bring forward Items XIII. D – Presentation from the Schleyer Foundation and PMAC regarding Reuse of the South Meeting House and XIII. C - Water/Sewer Rate Model Study Presentation Seconded by Assistant Mayor Kelley and voted.

XIII. PRESENTATIONS AND WRITTEN COMMUNICATIONS

C. Presentation from the Schleyer Foundation and PMAC regarding Reuse of South Meeting House

Dave Schleyer with the Schleyer Foundation, Russ Grazier, with PMAC, Tracy Koziak from ARCoVe Architects, and Karen Oliver from Hoefle, Phoenix, Gormley and Roberts Attorney's Office presented a joint proposal for long-term preservation and community reuse of the South Meeting House to Mayor McEachern and City Council members.

Councilor Bagley spoke to buildings that had historical significance noted that himself and Councilor Cook went out into community to discuss this.

Mayor McEachern thanked PMAC for their presentation.

Councilor Blalock moved to suspend the rules and take up XI. A. 8. South Meeting House Reuse Schleyer Foundation and PMAC Lease and Sublease. Seconded by Assistant Mayor Kelley and voted.

XI. CITY MANAGER'S ITEMS WHICH REQUIRE ACTION

8. South Meeting House Reuse Schleyer Foundation and PMAC Lease and Sublease

Assistant Mayor Kelley moved to authorize the City Manager to accept and approve a lease for the South Meeting House with the Schleyer Foundation and substantial similar form to the lease contained in the agenda packet. Seconded by Councilor Blalock and voted. Councilor Denton abstained from the vote.

D. Water/Sewer Rate Model Study Presentation

Al Pratt provided a detailed outline of the Water/Sewer Rate model to City Council members.

Councilor Bagley thanked Al Pratt and team for a great job.

Councilor Moreau commented on the industrial percentage being down.

Mayor McEachern thanked Al Pratt and is looking forward to hearing and seeing more tiering outside of the one and two tiers.

Councilor Blalock moved to suspend the rules and bring forward X.I. Public Hearing and Second Reading of Ordinances. Seconded by Councilor Bagley and voted.

I. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10 – Zoning Ordinance – Zoning Map, Article 4, Zoning District and Use Regulations, Section 10.421 – District Location and Boundaries, Section 10.421.10, be amended to remove 109 Dennett Street, Tax Map 142, Lot 27 from the Historic District Overlay

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

City Manager spoke to a permit being issued and work is being completed at the location.

The property will not be removed from the Historic District.

Councilor Blalock moved to postpone indefinitely the amendment outlined above. Seconded by Councilor Cook and voted.

Councilor Cook spoke to the work that the Governance Committee has done regarding licenses and encumbrances alongside the help with Senior Assistant City Attorney Ferrini.

Senior Assistant City Attorney Ferrini provided a detailed outline of the categories and requirements of all encumbrances, licenses and permits in the city.

Public Hearing and Second Reading of Ordinances:

C. PUBLIC HEARING AND SECOND READING of Ordinance amending Chapter 6 – Licenses, Article I – General Provisions, by amending the title of Chapter 6 to Licenses and Encumbrances and replacing Article I in its entirety, with Article I - Encumbrance Permits and Licenses for Use of Public Property, Sections 6.101 – 6.110

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

The City Council held extensive deliberations regarding this Ordinance Amendment.

Councilor Tabor moved to suspend the rules to continue the meeting beyond 10:30 p.m. Seconded by Assistant Mayor Kelley.

On a roll call 8-1, motion passed. Assistant Mayor Kelley, Councilors Tabor, Cook, Denton, Blalock, Moreau, Lombardi, and Mayor McEachern voted in favor. Councilor Bagley voted opposed.

Councilor Moreau moved to pass second reading of Ordinance amending Chapter 6 – Licenses, Article I – General Provisions, by amending the title of Chapter 6 to Licenses and Encumbrances and replacing Article I in its entirety, with Article I – Encumbrances Permits and Licenses for Use of Public Property, Sections 6.101 – 6.110 and hold third and final reading at the December 8, 2025, City Council meeting. Seconded by Councilor Bagley and voted.

Councilor Moreau moved to amend Section 6.103 A of the ordinance requesting to strike the words and an annual permit to revocable permit and add at the end of the sentence City Zoning Ordinance when approved. A Certificate of Insurance, naming the City as additional insured with any cancellation or loss of policy notice to the City from the Insurance Company. Seconded by Councilor Cook and voted.

Mayor McEachern opened the Public Hearing and called for speakers.

Marie Bodi representing McNabb spoke to renewal dates and that they do not always align with businesses and would request reconsideration for air space and city space.

The City Council held extensive deliberations regarding this Ordinance Amendment.

Voted to pass main motion as amended.

D. PUBLIC HEARING AND SECOND READING of Ordinance amending Chapter 6 - Licenses, Article X – Theatricals, Parades, Open Air Meetings, Section 6.1001 – License Required, Section 6.1002 – License Form, Section 6.1003 – Fee, Section 6.1004 – Penalty for Failure to License be deleted in its entirety

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

Mayor McEachern opened the Public Hearing and called for speakers.

Seeing no speakers Mayor McEachern closed the Public Hearing.

Councilor Denton moved to pass second reading and hold third and final reading at the December 8, 2025, City Council meeting. Seconded by Councilor Bagley and voted.

E. PUBLIC HEARING AND SECOND READING of Ordinance amending Chapter 7 – Vehicles, Traffic and Parking, Article I – Parking Meters, Section 7.114 – Construction Permit be deleted in its entirety

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

Mayor McEachern opened the Public Hearing and called for speakers.

Seeing no speakers Mayor McEachern closed the Public Hearing.

Assistant Mayor Kelley moved to pass second reading and hold third and final reading at the December 8, 2025, City Council meeting. Seconded by Councilor Cook and voted.

F. PUBLIC HEARING AND SECOND READING of Ordinance amending Chapter 8 – Encumbrances and Injurious Practices in Streets, Article I - Encumbrances, Section 8.101 – Encumbrances, General, Section 8.105 – Digging up a Street, Section 8.106 – License to Obstruct Street, Section 8.114 – Awning and Signs, Section 8.120 – Displaying Merchandise on Sidewalk be deleted in its entirety

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

Mayor McEachern opened the Public Hearing and called for speakers.

Seeing no speakers Mayor McEachern closed the Public Hearing.

Councilor Blalock moved to pass second reading and hold third and final reading at the December 8, 2025, City Council meeting. Seconded by Councilor Tabor and voted.

G. PUBLIC HEARING AND SECOND READING of Ordinance amending Chapter 9, Article V – Public Way Obstructions, Placement & Registration, Sections 9.501 – 9.511 regarding public way obstructions be deleted in its entirety

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

Mayor McEachern opened the Public Hearing and called for speakers.

Seeing no speakers Mayor McEachern closed the Public Hearing.

Councilor Lombardi moved to pass second reading and hold third and final reading at the December 8, 2025, City Council meeting. Seconded by Councilor Moreau and voted.

H. PUBLIC HEARING AND SECOND READING of Ordinance amending Chapter 11, Sidewalks, Sewers, Layout of Streets, Subdivision of Land, Article VI – Referrals to Planning Board, Section 11.602 A 1, Referral and Report be amended to delete the word license

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

Mayor McEachern opened the Public Hearing and called for speakers.

Seeing no speakers Mayor McEachern closed the Public Hearing.

Councilor Tabor moved to pass second reading and hold third and final reading at the December 8, 2025, City Council meeting. Seconded by Councilor Denton and voted.

XI. CITY MANAGER'S ITEMS WHICH REQUIRE ACTION

A. CITY MANAGER CONARD

1. Approval of Employment Agreement with Fire Chief William McQuillen

Councilor Moreau moved to approve and accept the employment agreement as presented. Seconded by Councilor Tabor and voted.

Councilor Cook commended the work that Chief McQuillen has done for the community.

Mayor McEachern thanked Chief McQuillen for all he does for Portsmouth and for keeping our community safe.

2. Approval of Employment Agreement with Assistant Fire Chief Jason Gonet

Councilor Lombardi moved to approve and accept the Employment Agreement as presented. Seconded by and voted.

3. Approval of 2026 City Council Meeting Calendar

Councilor Blalock moved to approve proposed City Council meeting calendar for 2026 as presented. Seconded by Councilor Cook and voted.

4. Request to Renew License with Coast Guard Auxiliary to Dock Vessel at Prescott Park

Councilor Bagley moved to authorize the City Manager to negotiate the terms of a lease agreement with the United State Coast Guard Auxiliary for a Coast Guard vessel to berth at the Prescott Park Dock if all slips are repaired prior to next season. Seconded by Councilor Lombardi and voted.

5. Authorization of Sidewalk License for Novocure, Inc.

Councilor Denton moved to authorize the City Manager to execute and deliver the Sidewalk License as presented to Novocure, Inc Seconded by Councilor Moreau and voted.

6. Betty's Dream PILOT Agreement (FY 2026)

Councilor Cook moved to authorize the City Manager to enter into a PILOT Agreement with Betty's Dream in the amount of \$3,000.00 for FY 2026. Seconded by Councilor Bagley and voted.

7. Maplewood Avenue Drain Line Project

Councilor Lombardi moved to authorize the City Manager to negotiate, accept, and record a license from CSX, Inc. and an easement from 90 Maplewood Avenue, LLC in support of the North Mill Pond stormwater outfall improvements. Seconded by Councilor Tabor and voted.

XII. CONSENT AGENDA

- A. Request from Veterans Count, requesting permission to hold Veterans Count Seacoast Pack and Boots 5k Road Race on Sunday, July 5, 2026 (***Anticipated action - moved to refer to the City Manager with Authority to Act***)
- B. Request from Nuttaya Suriyanyong, of LumSum LLC d/b/a The Ramen Club, to install a Projecting Sign at 148 Fleet Street (***Anticipated action – move to approve the aforementioned Projecting Sign License as recommended by the Planning & Sustainability Director, and further, authorize the City Manager to execute the License Agreement for this request***)

Planning Director's Stipulations:

- ***The license shall be approved by the Legal Department as to content and form;***
- ***Any removal or relocation of projecting sign(s), for any reason, shall be done at no cost to the City; and***
- ***Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation, or removal of the projecting sign(s), for any reason shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works***

- C. Request from Ian Buckley of Buckley's Market-Café of Portsmouth, Inc., installing Projecting Signs at 60 Penhallow Street (***Anticipated action – move to approve the aforementioned Projecting Signs License as recommended by the Planning & Sustainability Director, and further, authorize the City Manager to execute the License Agreement for this request. Seconded by Councilor Blalock and voted.***

Planning Director's Stipulations:

- *The license shall be approved by the Legal Department as to content and form;*
- *Any removal or relocation of projecting sign(s), for any reason, shall be done at no cost to the City; and*
- *Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation, or removal of the projecting sign(s), for any reason shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works*

D. Request from the Public Art Review Committee (PARC) for an additional installation of a functional sculpture in Bohenko Gateway Park (*Anticipated action – move to authorize PARC to raise approximately \$10,000.00 in private funds to complement the funds committed to the project to date by a major donor;*

move to expend resources from PARC funds to undertake any soils testing and costs associated with engineering for installation;

move to work with the Legal Department to contract with Chen, aligning payments to fundraising and development phases; and

move to work with the Department of Public Works to locate and install the sculptural bench)

Councilor Tabor moved to adopt the Consent Agenda as presented. Seconded by Councilor Moreau and voted.

XIII. PRESENTATIONS AND WRITTEN COMMUNICATIONS

A. Email Correspondence

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

B. Letter from Dean Savramis, Executive Director, The Portsmouth Submarine and Maritime Association, requesting a zoning change for the Albacore Park for property located at 569 Submarine Way

Councilor Moreau moved to refer to the Planning Board for a report back to the City Council. Seconded by Councilor Tabor and voted.

XIV. MAYOR McEACHERN

1. Appointments to be Considered:

- Appointment of James (Jim) Wilson to the Cable and Broadband Internet Commission
- Appointment of Wendy Courteau-Clement to the Economic Development Commission
- Appointment of Daniel Finan to the Safe Water Advisory Group
- Reappointment of Thomas Nies to the Zoning Board of Adjustment

The City Council considered the appointments outlined which will be voted on at the next City Council meeting.

2. Appointments to be Voted:
 - Appointment of Tara Rix to the Cemetery Committee

Councilor Cook moved the appointment of Tara Rix to the Cemetery Committee. Seconded by Councilor Denton and voted.

3. Education Coalition Communities 2.0 NH

Assistant Mayor Kelley moved to ask the Education Coalition Communities 2.0 NH (f/k/a Coalition Communities 2.0 “CC2”) at its November 18, 2025 meeting whether it would consider expanding its mission to include the following education funding issues: Homestead exemptions; Special education funding; and Classroom efficiency. Seconded by Councilor Tabor and voted.

XV. CITY COUNCIL MEMBERS

A. COUNCILOR COOK & COUNCILOR BAGLEY

1. Feasibility and Practicability of providing Green Burials as an option in Portsmouth

Councilor Bagley moved to request a report back from City staff and Cemetery Committee regarding the feasibility and practicability of providing green burials as an option in Portsmouth. Seconded by Councilor Cook and voted.

C. COUNCILOR COOK

1. Municipal Arts and Cultural Banner Program Policy

Councilor Cook moved to approve the draft Municipal Arts & Cultural Banner Program Policy and ask the City Manager to report back to the City Council on the status of program development three months after passage of this policy. Seconded by Councilor Lombardi and voted.

D. COUNCILOR BAGLEY

1. Parking & Traffic Safety Committee Action Sheet and Minutes of November 6, 2025, meeting

Councilor Bagley moved to accept and approve the Action Sheet and Minutes of the Parking & Traffic Safety Committee meeting of November 6, 2025. Seconded by Councilor Blalock and voted.

2. Downtown Holiday Parking Promotion

Councilor Bagley moved that the City Council authorize a Downtown Holiday Parking Promotion offering three (3) hours of free parking in all City-owned parking garages beginning Monday, December 15, 2025 (the start of Hanukkah) through Thursday, January 1, 2026, to promote holiday spirit, support downtown businesses, and encourage community activity during the holiday season. Seconded by Councilor Denton and voted.

XVI. APPROVAL OF GRANTS/DONATIONS

A. Acceptance of Donation from Flatbread Portsmouth for the Portsmouth Police Explorer Program - \$687.50

Councilor Moreau moved to accept the donation as presented. Seconded by Councilor Blalock and voted.

B. Acceptance of unsolicited cash Donation from an anonymous passerby to support the Portsmouth Police Department - \$100.00

Councilor Denton moved to accept the donation as presented. Seconded by Councilor Tabor and voted.

XVII. CITY MANAGER'S INFORMATIONAL ITEMS

1. Update on Fiscal Year End Financial Summary

City Manager Conard spoke to monthly financial summary reports for the period of July through May and an example of what will be published for financial fiscal year end is included in the City Council packet. She said the goal is to provide a final report after the auditor's fieldwork is completed.

2. Resident Access Parking Program (RAPP) Pilot 2026 Update

City Manager Conard spoke to City Staff making great progress toward a Pilot Program which will emphasize priority parking to all residents. Greater details will be provided to City Council at the December 8, 2025, City Council meeting.

3. October 2025 Pease Development Authority Board Meeting Update

City Manager Conard spoke to three (3) items of interest at the October 21, 2025, meeting. First, an audit presentation by outside auditor Barry Dunn was completed, and a clean unmodified opinion was given, which is the highest possible opinion. No adjustments, no deficiencies. Second, during the Federal Shutdown at Pease International Airport the air traffic control tower experienced no operational impacts and remained fully staffed, and thirdly, the State Fish Pier saw return to all commercial fisherman, and the return of their rights of entry, as well as a return of the bay cooler, and both fuel pumps.

4. Water Service Line Public Notification

City Manager Conard spoke to the water service line public notification as required to provide annual updates to New Hampshire Department of Environmental Services (DES), and presently there are water services materials which are being reviewed to remain in compliance with Federal and State regulations.

XVIII. MISCELLANEOUS BUSINESS INCLUDING BUSINESS REMAINING UNFINISHED AT PREVIOUS MEETING

XIX. ADJOURNMENT

At 11:54 p.m. Assistant Mayor Kelley moved to adjourn the meeting. Seconded by Councilor Blalock and voted.

JUNE PHILBROOK, CNHDMC
DEPUTY CITY CLERK