



****CORRECTED****

City of Keene
New Hampshire

**MUNICIPAL SERVICES,
FACILITIES AND INFRASTRUCTURE
COMMITTEE
AGENDA
Council Chambers B
June 10, 2020
5:30 PM**

Janis O. Manwaring, Chair
Michael Giacomo, Vice Chair
Randy L. Filiault
Bettina A. Chadbourne
Robert C. Williams

1. Patrick Cannon/Eclipse Management Group - Construction on City Property
2. Eclipse Hockey at Keene ICE - Parks, Recreation and Facilities Director
3. Emerald Ash Borer - Main Street Tree Removal - Public Works Director/Emergency Management Director

MORE TIME ITEMS:

- A. Katie Schwerin – Proposal for Permanent Public Art Installation – Airport Property

Non Public Session
Adjournment

Due to the COVID-2019 State of Emergency, the Municipal Services, Facilities and Infrastructure Committee will be holding its meeting remotely using the web-based program, Zoom. Members of the public will be able to access this public meeting through a variety of options, described below. If you encounter any issues accessing this meeting, please call 603-757-0622 during the meeting. To view please use the following link <https://us02web.zoom.us/j/84821832084> and enter the Meeting ID: 848 2183 2084. To listen via telephone call (877) 853-5257 and enter the Meeting ID: 848 2183 2084. When the meeting is open for public comment, callers may press *9 if interested in commenting or asking questions.



Transmittal Form

June 1, 2020

TO: Mayor and Keene City Council

FROM: Patrick Cannon/Eclipse Management Group

THROUGH: Patricia A. Little, City Clerk

ITEM: 1.

SUBJECT: Patrick Cannon/Eclipse Management Group - Construction on City Property

COUNCIL ACTION:

In City Council June 4, 2020.

Referred to the Municipal Services, Facilities and Infrastructure Committee.

ATTACHMENTS:

Description

Communication - Eclipse Management Group

BACKGROUND:

Eclipse Management Group is requesting to build, within the existing confines of the Keene Ice arena, facilities appropriate to accommodate 2 teams playing at the Tier III Juniors Level.

Eclipse Management Group

630 Warwick Rd.

Winchester, NH 03470

1 June 2020

To: Honorable Mayor George S. Hansel and the City Council of Keene, New Hampshire

From: Eclipse Management Group

RE: Informational Memo on Eclipse Management Group proposal for Keene Ice Arena

Eclipse Management Group (EMG) is working to bring an Eastern Hockey League (EHL) franchise to the City of Keene and would like to operate out of the Keene Ice Arena. We are proposing to build, within the existing confines of the arena, facilities appropriate to accommodate 2 teams playing at the Tier III Juniors level. One team will be an EHL team with a roster of about 30 players, and the other an EHL-Premier team (essentially a feeder program for the EHL team) also with about 30 players rostered. Both will be operating under the aegis of Eclipse Management Group. EMG will be responsible for all costs associated with the build-out.

To accommodate the 2 teams, the plan being submitted for your approval is as follows:

- Phase I (to be completed no later than 1 October 2020):
 - In the open space behind the bleachers, EMG will build 2 locker rooms, each approximately 46' 6" x 20 feet in size.
 - Rough-in stairwells at either end of the locker room space.
 - Preliminary construction for second level, entirely within the footprint of the new first level locker room spaces.
 - Begin work on bathroom on second level.
 - NOTE: as of now, USA Hockey is not allowing players to shower at rink facilities. Players will use existing bathrooms, and shower at their lodgings.
 - We will not be taking down any existing walls or altering the building footprint.

- Phase II (work to begin as soon as bathroom rough-in complete; to be completed no later than 6 November 2020):
 - Finish construction of bathroom/shower area.
 - Finish stairwells.
 - Move locker rooms to 2nd level; respective sizes will be reduced to approximately 35' 10" x 20' to accommodate the shared bathroom/shower space and still remain within the footprint of the existing 1st level.
 - Each locker room will have stalls for each player, stick racks, and storage for equipment. The shared bathroom will also include 6 shower heads and 2 high-capacity washers and dryers.

- The existing first level space will be converted to an office area for team staff, additional equipment storage, and a team physical training area.

Tim Sampson of Sampson Architects is finalizing the updated build-out design – the original proposal included additional storage and office space, but it has been reduced in scale and scope due to time and budget constraints. We expect to have the completed design by the end of next week. The anticipated cost for Phase I is \$120,000; Phase II is projected to be \$80,000, at the expense of Eclipse Management Group. All three contractors who are being considered have confirmed they are familiar with and will adhere to Payment & Performance Bond requirements. Those contractors are DEW Construction, Keene NH; GPI Construction, Brattleboro, VT; 3 G's LLC, Grimes IA.

We look forward to your feedback on our proposal, and very much appreciate the opportunity to explore making our home at the Keene Ice Arena!

Regards,

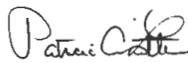


Patrick Cannon

CEO, Eclipse Management Group

207.239.7888 | Patrick.cannon@eclipsehockey.com

In City Council June 4, 2020.
Referred to the Municipal Services,
Facilities and Infrastructure Committee.



Patricia Croteau
City Clerk



City of Keene, N.H.
Transmittal Form

June 5, 2020

TO: Municipal Services, Facilities and Infrastructure Committee

FROM: Andy Bohannon, Parks, Recreation and Facilities Director

THROUGH: Elizabeth A. Dragon, City Manager

ITEM: 2.

SUBJECT: Eclipse Hockey at Keene ICE - Parks, Recreation and Facilities Director

RECOMMENDATION:

Accept as informational.

BACKGROUND:

Keene ICE has been approached by the Eclipse Hockey program for a possible Eastern League Junior Hockey program to be located at the rink on Marlboro Street. The Keene ICE Board received the inquiry in the late spring of 2019 as a potential prospect for the franchise. At the time, the Board requested more information, and in addition, the league structure required Eclipse to purchase a new franchise opposed to a relocation of an existing team. Once this initial conversation occurred, the dialogue between the two entities went dormant as a result of the team needing to move their league situation forward.

New developments between Eclipse to Keene ICE occurred just prior to the outbreak of the COVID-19 pandemic; interest resurfaced to explore the possibility once again. Before going any further, the Eclipse program needed to understand their potential ice options. Being a community rink, built and designed for that purpose, the ICE board took great consideration in exploring if the current programs were to be displaced. As a result of an extensive study by employees of the rink, it was discovered a great deal of unused time could be sold to the Eclipse program with minimal impact to the community programs. Once this was resolved, additional needs were to be explored such as: locker room build out, housing, game schedules, and team revenue through sponsorship sales.

There is a great deal of detail that a team would need to explore to start a franchise in a new community, and the fact that Keene has a new rink, a solid fan base with the success of the youth, men's and women's programs, high schools and college programs, the Keene ICE facility became an attraction.

Eclipse Hockey will host two public sessions for the community to explore their concerns and to see if the opportunity is feasible. They are ready to move to Keene and begin their program this fall, pending all the community needs and Keene ICE approvals.

However, moving a MSFI presentation to the next cycle of June 24, will allow the community, Keene ICE Board and City Council members to learn more from the Eclipse program on their franchise model and impacts to the Keene ICE rink.



City of Keene, N.H.
Transmittal Form

June 9, 2020

TO: Municipal Services, Facilities and Infrastructure Committee

FROM: Kurt D. Blomquist, PE, Public Works Director/Emergency Management Director

THROUGH: Elizabeth A. Dragon, City Manager

ITEM: 3.

SUBJECT: Emerald Ash Borer - Main Street Tree Removal - Public Works Director/Emergency Management Director

RECOMMENDATION:

Accept as informational.

BACKGROUND:

I had forwarded to the Mayor and City Council informational memorandum dated May 1, 2020 concerning an Emerald Ash Borer infestation in the ash trees located in the downtown. Since then the Department contracted with an arborist to review the ash trees in the downtown area.

The arborist reviewed thirty-nine ash trees and determined that nineteen have Emerald Ash Borer infestation. Of the nineteen trees, seventeen have significant infestation and damage and he recommends that they be removed. Two of the effect trees are less damage and maybe chemically treated. The remaining twenty (20) trees are not affected at this time and it is recommended that they begin receiving a chemical treatment to reduce the chances of a severe infestation.

It is planned that the Department will be moving forward with the removal of the seventeen trees before the larvae become adult beetles which typically occurs in the middle to late June time frame. The Department is reviewing tree species to determine what will be used to replace the infected trees. A plan is being developed to begin treating the remaining twenty uninfected trees.