

FINAL

**LEBANON PLANNING BOARD
AUGUST 3, 2021 - 5:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

MEMBERS PRESENT: Bruce Garland (Chair), Kim Chewning, Matthew Hall, and Laurel Stavis

STAFF PRESENT: David Brooks (Planning and Zoning Director), Shaun Mulholland (City Manager), Vicki Lee (Finance Director), Christina Hall (City Engineer), Everett Hammond (Assistant Director of Public Works), Jay Cairelli (Assistant Director of Public Works), Marc Morgan (Solid Waste Manager)

1. CALL TO ORDER – Chair Garland called the meeting to order at 5:36 PM.

2. PROJECT REVIEW: 2022-2027 CIP PROJECTS

Mr. Brooks gave an overview of the CIP scope, process, and criteria.

City Manager Mulholland noted that the project schedule is going to change based upon the new debt management policy and the funds involved. Additional plans are being created to address City needs. The nature and availability of funding for City and School District projects was explained.

Chair Garland commented on Page 3 of the CIP document regarding the school district budget and the dollar amount required for capital projects under the School Board as compared with capital projects under the City budget as approved by the City Council.

Mr. Hall inquired if this year's review would be considered academic. Mr. Mulholland stated that the City must pay all of its debt, which is currently very high at 7% of such bonded debt in the State. Ms. Stavis referred to Mr. Hall's comment, noting that the City is spending the money, and the amounts are not presented separately to the public for the City and School District expenditures. Mr. Mulholland stated that the School District has to participate in the CIP program to manage the debt load and property taxes. The members and Staff present discussed the impact of the differences in the budgeting process for the City and the School District.

A. Public Works:

City Hall Renovation – Everett Hammond

The planned renovations will include a number of lower priority items to be addressed under year 2028, but some work could be undertaken if funding becomes available prior to that year.

Appropriation: \$1,457,500 in 2021; \$1,740,000 in 2028

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project, which is a low priority for the department.

Property Acquisition – Mascoma Street – Everett Hammond

This project is expected to potentially generate \$1,156,200 in revenue from burial and cremation costs at Lebanon Valley Cemetery. It is viewed as a high priority project by the DPW.

Appropriation: \$235,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Hanover Street Reconstruction – Jay Cairelli

This project is one portion of the planned improvements on Hanover Street. The improvements to Hanover Street will include the design and reconstruction of the roadway, drainage infrastructure, water and wastewater infrastructure improvements, pedestrian and biking accommodations, landscaping and streetlights. The DPW has rated this project of a lower priority.

Appropriation: \$1,949,487

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

South Main Street Bridge Replacement #062-117 – Christina Hall

The purpose of this project is to replace and widen the South Main Street Dry Bridge (Rt. 12A) over the railroad right-way. It is a NHDOT Red listed Bridge, which is a high priority. If the project is not undertaken and completed, the road might need to be closed. There are long term cost savings.

Appropriation: \$1,089,222

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Mechanic St/Slayton Hill Rd Intersection – Christina Hall

This project is the second phase of the Mechanic Street improvements to improve traffic flow at the Mechanic Street/Mascoma Street/Slayton Hill Road Intersection area. The railroad overpass would be raised with sidewalks and a roundabout on Mechanic Street. The appropriation represents the City's matching requirement for State funding. The DPW states that this is a higher priority project.

Appropriation: \$891,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Mt. Support Road/Lahaye Drive Intersection

During the course of Planning Board review for several large development projects in the Mt. Support Road corridor, traffic studies prepared on behalf of the applicants have highlighted that the intersection of Lahaye Drive and Mt. Support Road is operating at near capacity overall and that certain turning movements are already over capacity and failing. These additional developments will result in traffic impacts that will place this intersection into a decreased low level of service. The proposed improvements will include additional turning lanes and the possibility of a round-about to alleviate traffic congestion. The project will be primarily funded through a Special Assessment District created by the City Council earlier this year.

Appropriation: \$2,250,000

The Committee discussed and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Water System Improvements – Jay Cairelli

This project is intended to upgrade the watermains, gate valves and fire hydrants throughout the water system. The upgrade will replace aged water system components. The plan provides for a portion of money each year in order to complete the project.

Appropriation: \$5,215,908

The Committee discussed and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

New Water Supply Source Study – Jay Cairelli

Phase 2 of this project will further investigate treatment requirements and piping needed to tie the new source into the existing system if the initial phase of the study proves the potential new well site to be viable. DPW Staff expressed the high priority for this project as it impacts City drinking water and would prevent higher expenditures in the future.

Appropriation: \$100,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Lebanon Sewer System Rehabilitation – Jay Cairelli

This project will be a multi-year project to physically address segments of key areas in which to continually gain increased sewer capacity.

Appropriation: \$1,000,000

The Committee discussed and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Septage Receiving Facility – WWTP Upgrade – Jay Cairelli

This project is intended to improve operations to accommodate increases in septage and grease receiving to the WWTP. These upgrades will improve receiving functionality and efficiency. Increases in septage and grease receiving will result in increased revenues to cover project costs.

Appropriation: \$550,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Landfill Phase 3-4 Design and Permitting – Marc Morgan

This project is a high priority as the Lebanon Regional Solid Waste Facility (Landfill) has an estimated remaining life capacity of 9-12 years. It is imperative that the City start a design and permitting phase to obtain approval from NHDES in accordance with their Solid Waste Rules to increase the Landfill's lifespan.

Appropriation: \$900,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Landfill Phase 3 Construction - Marc Morgan

This project is a high priority as the Lebanon Regional Solid Waste Facility (Landfill) has an estimated remaining life capacity of 10-12 years. It is important that the City start construction at least 2 years before the end of its current life capacity/expectancy of the existing cell capacity as construction schedule will be a two-year period for the new Phase 3 cell.

Appropriation: \$3,000,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Landfill Gas Collection & Control System – Marc Morgan

Adding additional landfill gas collection infrastructure is required by the City's permit with the NHDES and the approved operating plan. This is a multi-year project with the initial design performed in 2020 and with the GCCS installed by a contractor in years 2020 through 2025 and construction coordination by DPW-Solid Waste staff.

Appropriation: \$434,400

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Landfill Gas-to-Energy Project (Liberty Utilities Upgrades) – Marc Morgan

Upgrades to the substation are needed to connect LF gas project to the "grid". The Lebanon Solid Waste Division – LF Gas to Energy Project is underway and upgrades have been identified by Liberty Utilities and National grid in order for the project to connect to the electrical distribution system and substation. The recommended upgrades are necessary to connect the LF gas generator to the distribution grid. Installation of equipment is estimated to take 12 months.

Appropriation: \$250,000

The Committee discussed the project, and Mr. Brooks recorded the Planning Board Subcommittee's composite scores for this project.

Mr. Brooks stated that the committee would meet again on August 19, 2021, at 5:30 PM to review the remaining projects. The meeting ended at 7:35 PM.