

FINAL

**LEBANON CITY COUNCIL
MINUTES**

Wednesday, October 6, 2021, 7:00 p.m.

Remote Via Microsoft Teams: [LebanonNH.gov/Live](https://lebanonnh.gov/Live)

MEMBERS PRESENT: Mayor Tim McNamara, Assistant Mayor Clifton Below, Erling Heistad, Karen Liot Hill, George Sykes, Douglas Whittlesey, Devin Wilkie, Jim Winny and Karen Zook

MEMBERS ABSENT: None

STAFF PRESENT: City Manager Shaun Mulholland, Deputy City Manager Paula Maville, City Clerk Kristin Kenniston, Director of Planning & Development David Brooks, Senior Planner Tim Corwin, Finance Director Vicki Lee, HR Director Gloria Leskiewicz, Kelly Crate (DPW)

1. CALL TO ORDER: Mayor McNamara called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE: Councilor Liot Hill led the Council in the Pledge.

3. PUBLIC FORUM: Mayor McNamara made the Public Forum announcement.

4. OPEN TO PUBLIC:

- In acknowledging the upcoming Columbus Day Holiday on Monday, Councilor Liot Hill requested that the Diversity, Equity, and Inclusion Commission (DEI) be designated to address the concept issues for this holiday in the City of Lebanon, noting this is a painful holiday for many whose ancestors were affected by the genocide of Native Americans. She hopes that before this holiday comes around next year, the Council will have a recommendation from the DEI on how to appropriately acknowledge this day.
- Mayor McNamara noted that November is National Native American Month, and has been for the last three decades. He would like the Council to formally recognize this at their first Council meeting in November. He also noted that November is a particularly important month for the Abenaki in this area because it was traditionally known as The Gathering, which was part of a get together of all the bands celebrating their harvest and before moving to their winter hunting camps.
- Mayor McNamara spoke at an event for Visions for Creative Housing on Green Street and was presented a plaque that will be posted in City Hall. He read what the plaque said to the Council.
- Councilor Winny noted the West Lebanon Revitalization Advisory Committee will be holding an event in West Lebanon, 12–2 PM, on October 23rd. Invitations will be going out soon.

5. RECOGNITIONS: NONE

6. ACCEPTANCE OF MINUTES: September 15, 2021 (Regular Meeting)

Amendments: In agenda packet - Page 14; line 9: Change (in taxes) to “water rates”: Page 14, line 13: Add “water rates” after 5% increase in.

Councilor Wilkie MOVED to approve the September 15, 2021 minutes as amended and presented in the October 6, 2021 City Council agenda packet.

Seconded by Councilor Winny.

**The Vote on the Motion was approved (9-0).*

7. APPOINTMENTS:

- Lebanon Energy Advisory Committee, Gregory Ames (Reappointment as a Regular Member)
***Councilor Winny put forth the NOMINATION of Gregory Ames for Reappointment as a Regular Member to the Lebanon Energy Advisory Committee. Two-Year Term (10/21-10/23).
The Vote on the NOMINATION was unanimously approved (9-0).***

- Lebanon Energy Advisory Committee, F. Woody Rothe (Reappointment Regular Member)
***Councilor Liot Hill put forth the NOMINATION of F. Woody Rothe for Reappointment as a Regular Member to the Lebanon Energy Advisory Committee. Two-Year Term (10/21-10/23)
The Vote on the NOMINATION was unanimously approved (9-0).***

8. PUBLIC HEARING ITEMS:

A. AMEND ORDINANCE 18, SALARY PLAN: Public hearing for the purpose of receiving public input and taking action to amend Ordinance No. 18, Salary Plan, Article III, C. Lebanon Police Benevolent Association (LPBA)/ New England Police Benevolent Association (NEPBA)

Included in the agenda packet:

Excerpt of Ordinance No. 18, Salary Plan, as adopted December 16, 2020 – Article III, Bargaining Unit Employees, Section C, 2021 Wage Scale for Lebanon Police Benevolent Association (LPBA) / New England Police Benevolent Association (NEPBA)

Deputy City Manager Paula Maville reviewed the amendment to Ordinance 18, Salary Plan.

The City Council is not directly responsible for the negotiation of collective bargaining agreements; it is the City policy making body and the legislative body with authority to raise and appropriate tax revenues to fund labor agreements. Under the City Manager form of government, the City Manager is responsible for administering the affairs of the City, including the appointment of employees and the negotiation of labor agreements. The City Manager's statutory obligation is to bargain in "good faith." In the collective bargaining context, "good faith" negotiation "... involves meeting at reasonable times and places to reach agreement on the terms of employment, and to cooperate in mediation and fact-finding required by this chapter [RSA 273], but the obligation to negotiate in good faith shall not compel either party to agree to a proposal or to make a concession." Failure to bargain in good faith constitutes an unfair labor practice.

The City and the Lebanon Police Benevolent Association (LPBA) / New England Police Benevolent Association (NEPBA) have reached a tentative three-year (2022 - 2024) labor agreement.

Negotiations with LPBA/NEPBA included the provision of an independent Salary Market Analysis for positions to include Patrol Officers, Corporals, and Sergeants. Municipal Resources Incorporated (MRI) was contracted to perform the study which compared the salaries for ten (10) cities and towns that are comparable to the City of Lebanon. Results of the study showed that Lebanon is paying well below the market for these three positions. To bring salaries to a competitive level in the market and increase recruitment/retention of police personnel, management is proposing to raise wages over a two-year cycle (2021 and 2022). Action in 2021 will bring positions to the 25th percentile with costs totaling \$34,000. There will be no need for supplemental funding to cover these costs as vacancies and retirements in the

PD will allow the 2021 budget to absorb the additional burden. Proposed increases in 2022 will bring positions to the 50th percentile with costs totaling \$96,000. Funding for the increases will be included in the City Manager's proposed 2022 municipal budget.

State law requires that only cost items be submitted to the City Council for approval. Cost item means any benefit acquired through collective bargaining whose implementation requires an appropriation by the legislative body of the public employer (City of Lebanon) with which negotiations are being conducted. Cost items shall be submitted within 30 days to the City Council for approval. Within 30 days of the receipt of the submission, the City Council shall vote to accept or reject the cost items. If the City Council rejects any part of the submission, or while accepting the submission takes any action which would result in a modification of the terms of the cost items submitted to it, either party may reopen negotiations on all or part of the entire agreement. Please see attached memo from City Manager Mulholland for a summary of cost items associated with the tentative labor agreement.

Legislative bodies may only raise and appropriate funds for the current fiscal year. Many collective bargaining agreements cover several fiscal years. The New Hampshire Supreme Court held (Appeal of Sanborn Regional School Board) that a public employer was not bound by a collective bargaining agreement where the legislative body, when approving and funding the cost items in the current year of the labor agreement, were not warned of the cost of the successive years.

According to the tentative three-year labor agreement, annual General Wage Increases (GWI's) for the life of the contract will be based on the % change in the Northeast Urban CPI for June from 12 months prior but shall be no less than 1% (floor) and no greater than 3% (ceiling). Based on a 4.6% increase in the CPI as of June 2021, the GWI for 2022 will be 3%. The estimated wage and statutory benefit costs for 2022 is \$96,000. Costs for years two (2023) and three (2024) will include up to a 3% GWI in 2023 (no step increases) and up to a 3% GWI in 2024 with step increases for all eligible staff.

LEBANON POLICE BENEVOLENT ASSOCIATION - 2022 SALARY GRADES							
	<u>Minimum</u>						<u>Maximum</u>
<u>Position Title</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>	<u>Step 7</u>
Patrol Officer	\$27.87	\$29.49	\$30.51	\$32.02	\$33.63	\$35.33	\$36.84
Corporal	\$37.90						
Sergeant	\$37.90	\$38.70	\$39.69	\$40.71	\$41.70	\$42.69	\$43.74

Corresponding schedules for the subsequent two-years are not provided as the GWI for 2023 and 2024 will not be known until July of those years.

Amending Ordinance No. 18 requires three separate presentations (see City Charter subsections 419:22, 419:24, 419:25, 419:52) followed by a public hearing and the vote of at least two-thirds (2/3) of all members of the City Council – six (6) members - to adopt.

The first presentation was recognized by the Council on September 1, 2021; the second was September 15, 2021. The Council was asked to finalize the process by acknowledging the third presentation and acting to amend the Salary Plan at the close of the public hearing.

Mayor McNamara opened the Public Hearing. Hearing no comments from the public, the Public Hearing was closed.

ACTION:

Assistant Mayor Below MOVED, that the Lebanon City Council acknowledges the third of three presentations to amend Ordinance No. 18, Salary Plan, Article III, Bargaining Unit Employees, Section C, Lebanon Police Benevolent Association (LPBA)/New England Police Benevolent Association (NEPBA) by replacing the current (2021) wage scale as described in the following resolution:

RESOLVED, that the Lebanon City Council ratifies the collective bargaining agreement between the City of Lebanon and Lebanon Police Benevolent Association (LPBA)/New England Benevolent Association (NEPBA) and further authorizes amending Ordinance No. 18, Salary Plan, Article III, Bargaining Unit Employees, by replacing the current (2021) wage scale with the following:

C. LEBANON POLICE BENEVOLENT ASSOCIATION (LPBA)/NEW ENGLAND POLICE BENEVOLENT ASSOCIATION (NEPBA) – Employees covered by the terms and conditions of the collective bargaining agreement between the City of Lebanon and the LPBA/NEPBA (effective January 1, 2022 to December 31, 2024) shall be paid in accordance with the accompanying pay plan covering all remaining pay periods in 2021 following adoption by the City Council as provided in that agreement, and as placed on file in the office of the City Clerk.

LEBANON POLICE BENEVOLENT ASSOCIATION – 2021 REVISED SALARY THROUGH THE LAST PAY PERIOD OF 2021.							
	<u>Minimum</u>						<u>Maximum</u>
<u>Position Title</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>	<u>Step 7</u>
Patrol Officer	\$26.86	\$28.20	\$29.17	\$30.38	\$31.62	\$32.93	\$34.08
Corporal	\$36.60						
Sergeant	\$36.60	\$37.32	\$38.03	\$38.76	\$39.49	\$40.20	\$41.22

BE IT FURTHER RESOLVED, that the cost items associated with the new labor agreement result in an estimated increase in wages and statutory benefits above the cost of the last labor agreement. At the current staffing level and benefit rates, the total estimated wages and statutory benefits cost is \$34,000 in 2021 and \$96,000 in 2022.

BE IT FURTHER RESOLVED, that supplemental funding for estimated wage and statutory benefit costs for 2021 will not be required, as all costs will be offset by current department vacancies and retirements.

This Resolution shall be effective upon passage.

Seconded by Councilor Whittlesey.

***The Vote on the MOTION was approved (9-0).**

9. OLD BUSINESS - NONE

10. NEW BUSINESS

- A. Discussion & Set Public Hearing for November 3, 2021: Request by Edwards Properties to discontinue portions of Edwards Street, Foch Avenue, and Little Heater Road, Lebanon.

Included in the agenda packet:

1. July 23, 2021 Letter from Advanced Geomatics & Design requesting the discontinuance portions of Edwards Street, Little Heater Road, and Foch Avenue (**pages 37-38 & page 41**).
2. September 27, 2021 Letter and related documents from Attorney Schuster regarding the analysis of the legal status of Edwards Street, Little Heater Road, and Foch Avenue (**pages 39-59**).
3. September 30, 2021 Memo from Attorney Christine Fillmore re: Legal Status of Edwards Street, Little Heater Road & Foch Avenue (**page 60**).
4. NH RSA Chapter 231 Transportation; Sections 231:43 – 231:52 (Discontinuance of Class IV, V and VI Highways) (**pages 56-59**).

Attorney Schuster came before the Council representing the above request by Edwards Properties, noting the memorandum included in the agenda packet outlines the applicants requests very well.

On July 23, 2021, the City received a request from Advanced Geomatics & Design on behalf of Edwards Properties to discontinue portions of Edwards Street, Little Heater Road, and the entirety of Foch Avenue. Edwards Properties has purchased the properties abutting the sections of roadway they are requesting to be discontinued and intend to combine the various parcels into one lot.

Attorney Barry Schuster, who represents Edwards Properties, has submitted documentation and a legal analysis regarding the status of the roadways. Attorney Schuster's conclusion is that the roads became public streets in the 1920's pursuant to RSA 229:1; the land under the streets belongs to the abutting property owner(s); and that the City has rights-of-way allowing the roadways. Attorney Christine Fillmore who represents the City concurs with this analysis.

Should the Council choose to act on this request, a public hearing would need to be scheduled to receive input from the general public and any abutting property owners who may be impacted by the discontinuances. Administration is requesting a public hearing be scheduled for November 3, 2021 to allow the time necessary under the law to properly notify abutting landowners.

If, after the public hearing, the Council decides to discontinue the roads as requested, the City Manager recommends an agreement between the City and Edwards Properties that would require Edwards Properties to construct appropriate hammer heads for turn around areas at the end of Edwards Street and Pershing Avenue, to install necessary signage; and to reserve all easements needed for City utilities, etc., at no cost to the City. The agreement should include financial assurances that the items in the agreement will be completed.

Deputy City Manager Paula Maville noted that the City's attorney, Christine Fillmore, did a peer review and is in agreement with Attorney Schuster.

ACTION:

Councilor Liot Hill MOVED, that the Lebanon City Council hereby schedules a public hearing for Wednesday, November 3, 2021, beginning at 7:00 pm in Council Chambers, City Hall, and Remote via

City's Virtual Platform, for the purpose of receiving public input and taking action on a request by Edwards Properties to discontinue portions of Little Heater Road and Edwards Street, as well as the entirety of Foch Avenue. These streets are Class V roadways that may be discontinued by action of the City Council in accordance with the provisions of NH RSA 231:43.

Seconded by Councilor Wilkie.

In response to Council Liot Hill's question regarding the City relinquishing their rights to this street, Attorney Schuster noted there will be some signage added, Liberty Utilities will be removing a streetlight, and to the effect that there are any utilities or public services underground, those will be preserved. He confirmed there would not be any requirement for the City to maintain or plow these roads. The DPW is requesting a right-of-way at the end of the street for a plow turnaround. For the purposes of 911, he also noted the signage for Edwards Street will remain as Edwards Street.

****The Vote on the MOTION was approved (9-0).***

B. Discussion & Set Public Hearing for October 20, 2021: Ordinance #2021-10 to amend City Code Chapter 31, Boards, Committees & Commissions, Article XIII, Diversity, Equity and Inclusion Commission, to include one (1) alternate City Council representative and up to four (4) alternate public representatives

Included in the agenda packet: Proposed Ordinance 2021-10 (***page 62***).

With the adoption of Ordinance 2021-07 on July 20, 2021, the City Council created a Diversity, Equity & Inclusion (DEI) Commission. As adopted, the membership currently consists of two (2) City Councilors and seven (7) members of the public with the City Manager or his/her designee being a permanent non-voting member of the commission.

During discussions at the September 15, 2021 City Council meeting, it was decided that the membership on the committee should also allow for alternate members (for both Council and Public representatives).

Ordinance 2021-10 proposes to amend the membership of the DEI Commission to include one (1) Council Alternate and up to four (4) alternate public representatives.

Mayor McNamara noted Councilor's Liot Hill, Wilkie, and Zook will be participating in the interview process.

ACTION:

Councilor Wilkie MOVED, that the Lebanon City Council hereby schedules a public hearing for Wednesday, October 20, 2021, beginning at 7:00pm in Council Chambers, City Hall, and Remote via City's Virtual Platform, for the purpose of receiving public input and taking action on Ordinance #2021-10, to amend the Code of the City of Lebanon, Chapter 31, Boards, Committees and Commissions, to include one (1) alternate City Council representative and up to four (4) alternate public representatives on the Diversity, Equity & Inclusion Commission.

Seconded by Councilor Liot Hill.

****The Vote on the MOTION was approved (9-0).***

Proposed changes to Ordinance # 2021-10 are listed in **red** below.

**THE CITY OF LEBANON ORDAINS AS FOLLOWS:
ORDINANCE NO. 2021-10**

An Ordinance to Amend the Code of the City of Lebanon, Chapter 31, Boards, Committees and Commissions, Article XIII, Diversity, Equity, and Inclusion Commission §31-52 Establishment; Membership; Qualifications.

Section 1. Chapter 31 of the Code of the City of Lebanon is hereby amended as follows:

ARTICLE XIII, DIVERSITY, EQUITY, and INCLUSION COMMISSION

§31-52. ESTABLISHMENT; MEMBERSHIP; QUALIFICATIONS.

Pursuant to Chapter C419:23 of the Lebanon City Charter, there is hereby established a Diversity, Equity and Inclusion Commission. The Commission shall be comprised of no more than nine (9) voting members appointed by the City Council, including: two (2) City Councilors, **one (1) alternate City Council representative**, ~~and~~ seven (7) members of the public, **and up to four (4) alternate public representatives**. The City Manager or his/her designee shall be a permanent non-voting member of the commission.

Section 2. Severability

The provisions of this ordinance are delated to be severable, and if any section, subsection, sentence, clause or part thereof, for any reason, is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses or part of this ordinance.

Section 3. Effective Date

This Ordinance shall become effective upon passage.

C. Presentation of 2022 Proposed Zoning Amendments (Ballot & Council Adoption)

Included in the agenda packet:

September 28, 2021 Memo from Planning Staff, including 2021-2022 Proposed Zoning Amendments. **(pages 64-94)**

Planning & Development Director David Brooks and Senior Planner Tim Corwin came before the Council and shared a presentation for the 2022 proposed Zoning Amendments.

It is staff's practice to present a set of proposed zoning amendments to the Council each fall for review and consideration. No amendments proposed as part of this year's review require voter approval.

Please see the attached September 28, 2021 Memo from the Planning Office which describes the amendments in detail and outlines the process to amend the Ordinance. Most of the amendments in the agenda packet are clarifications of ambiguities in language that the Planning Department hopes to clarify.

Senior Planner Tim Corwin did not walk the Council through the proposed amendments page by page, but did want to point out a couple of the more significant proposed map amendments as listed below:

Map Amendments:

#17. Lebanon Downtown District: The areas of downtown West Lebanon currently zoned Central Business District (shown in dark orange in the figure) **are proposed to be rezoned to the Lebanon Downtown District (which is proposed to be shortened to “Downtown District”** – see amendment #1 below):

#1. West Lebanon Downtown Rezoning (Sections 201.7, 300, 306, 307, 500, 501.4, 607.4, 607.5, 608.3, 608.4, 608.6, 612.3, and Appendix A)



The Planning Board discussed the West Lebanon Rezoning at their September Work Session and were generally supportive, but their discussion did raise some questions about the permitted building height, which is currently 55 ft in the Lebanon Downtown District, by adding an additional 10 ft possibly by a Conditional Use Permit from the Planning Board. Since there are a number of associated changes that are part of this overall Downtown West Lebanon Rezoning proposal, discussions will continue with the Planning Board.

#18. 695 Dartmouth College Highway (Tax Map 99, Lot 8): The subject property is a +/-90acre lot improved with a 19-unit manufactured housing park and is split-zoned RL-1 and RL-3. **Staff proposes to rezone the entire property to the RL-1 District**, which would increase the permitted density on the property and allow the park to expand by approximately 11 additional manufactured housing units.

The RL-1 is approved with a 19-unit manufactured housing park and we understand that the owner had some interest in expanding the park. However, the allowed density in the lot is one unit per 3 acres in the RL District portion of the lot, and 1 unit per 10 acres in the RL-3 District portion of the lot. This is very restrictive. However, with the proposed Zoning Map Amendment, this would allow a modest increase in the permitted density on the property and would allow the existing park to expand by approximately 11 units, for a total of up to 30 units.



Mr. Corwin pointed out some of the proposed changes to the Accessory Dwelling Unit (ADU) Regulations, the purpose of which is to help remove any unnecessary barrier and to provide additional flexibility in the creations of Accessory Dwelling Units.

Additional Flexibility for Creation of ADUs

- Allow detached ADUs to be located on non-conforming lots and in non-conforming structures by Special Exception.
- Allow a detached ADU to be taller than the principal dwelling by Special Exception.
- Eliminate requirements that the ADU share utilities with the principal dwelling and that the ADU and principal dwelling have an interconnected fire alarm system.
- Exempt ADUs of 500 sq. ft. or less from Impact Fees

Mr. Brooks noted that while the proposed Map Amendments do not need to go before the voters, they will be part of the legal review that occurs over the month of October. He was confident that the Map Amendments do not trigger a ballot vote because the Central Business District is a non-residential district. Also, because the property on Route 4 is under 100 acres (the RL-3 minimal lot size is 10 acres, the requirement is 10 times the minimal lot size), we are below the threshold that would trigger the ballot on that Map Amendment.

Mayor McNamara noted another amendment he would like the Council to discuss later this year, which is zoning that would incentivize the creation of pocket neighborhoods. This is a development tool that has been used in other areas of the country to try and create neighborhoods of smaller/starter homes on smaller lots clustered around a common green space. When he visited Colorado and the Pacific Northwest, he was impressed with what he saw. The City could use this tool to deal with what is sometimes referred to as “the missing middle” and would be an affordable way for people to get into the housing market. He will continue to work with staff on this proposed Zoning Amendment to help incentivize development.

The Council discussed the concept of Cottage Clusters that was presented to Council about 15 years ago; ADUs and how to make these more accessible to homeowners in Lebanon; the gridlock in West Lebanon right now and how some of the changes (to the Zoning Amendments), particularly the height addition, will incentivize some folks to either develop their property or sell it to someone who will.

ACTION:

Councilor Sykes MOVED, that the Lebanon City Council in accordance with the City of Lebanon Zoning Ordinance, Article X, Section 1000.3, Amendment Procedures, submits the Zoning Ordinance amendments as contained in the document titled, “2021-2022 Draft Zoning Amendments, September 28, 2021,” to the Planning Board, Conservation Commission, and Zoning Board of Adjustment for the review and comment. The City Council hereby sets the following tentative review schedule:

Zoning Board of Adjustment – November 1, 2021

Conservation Commission – November 18, 2021

Planning Board – November 21, 2021

City Council Final Review – January 5, 2022

City Council Public Hearing – January 19, 2022

Seconded by Councilor Wilkie.

***The Vote on the MOTION was approved (9-0)**

D. Community campaign to promote & encourage mask wearing and vaccination

This topic was brought forth by Councilor Wilkie at the September 15, 2021 City Council Meeting. After a brief discussion, the Council asked that the item be listed for further discussion on October 6th.

The Council discussed: how the mask mandate, itself, is not working alone and needs to be supported by a public campaign; a press release from the Lebanon Police Department that involved someone who actually engaged in assault because they were asked to wear a mask; a flyer presented by Councilor Liot Hill that could be used by Advance Transit on their buses to help with the public campaign; how other community leaders could be induced to lend their support in this campaign; reaching out to inquire what other communities are doing; coming up with additional marketing materials (i.e., asking Arts & Culture to create something interesting); and, if the Council should be focusing on just masking, vaccination, or both.

The Council mostly concurred that mask wearing is important. However, other suggestions included:

- Making people aware of the places where they can get the vaccinated.
- Advertising a vaccine deadline for the Thanksgiving Holiday.

ACTION:

No Action taken by the Council. For discussion purposes only.

11. City Manager Report:

City Manager Shaun Mulholland presented the following updates:

- Westboro Yard: Working on access road and demolition work which should be done by November 19th.
- Downtown Redevelopment Process: The Council started this process in 2015-2016, and a report was submitted. We have been working on the different components of this report (i.e., the tunnel; 20 Spencer Street for the removal of the hazardous materials; and a TIF District was created).

The plan now is for the Downtown TIF Advisory Board and the EDC (Economic Development Commission) to meet jointly starting in January and review where the City is now. The big focus will be the downtown back parking lots. Before moving ahead with this plan, he wanted to make sure the Council was still behind this project since it will be 6 years as of January since that report was written.

Mayor McNamara had some reservations in proceeding with this project right now because of other priorities for staff time, noting Hanover Street, Downtown West Lebanon, and the idea of pocket neighborhoods. These are projects that could use some real staff time rather than getting deeply into the redevelopment of the parking lots behind City Hall.

Councilor Winny noted he has been working with great volunteers over the last year on the redevelopment of West Lebanon. While he did not have anything against redeveloping the

parking spaces behind City Hall, he would hate to see West Lebanon get the short end of the stick again and be put on the back burner.

Councilor Sykes spoke about his concerns about putting things on the backburner, and about not losing opportunities.

Councilor Whittlesey spoke about these projects as being an issue of timing and if staggered appropriately we may not lose ground on either the West Lebanon Downtown or the parking lot initiatives.

Councilor Liot Hill noted the City has spent over half a million dollars on the Downtown Lebanon project and felt the City should not let that investment go to waste. If we let the report sit for much longer, we are going to have to spend money on another study to find out what everyone wants. She supported doing both the West Lebanon Downtown and the vision for Downtown Lebanon initiatives equally. She also felt it might be helpful for the Council to create a TIF District for West Lebanon, and put together a West Lebanon TIF Board.

Councilor Winny reiterated that West Lebanon has been on the backburner for a long time and wanted to be clear that while he is not opposed to development behind City Hall, he felt we definitely owe it to West Lebanon to keep the train running (West Lebanon Revitalization).

The Council discussed the efforts the City put into the construction of the Kilton Library; the condition of the buildings in West Lebanon that are privately owned; the difference between West Lebanon and Lebanon is that the City owns public property in Lebanon that can be developed, and that is not the case in West Lebanon; how City Staff is committed and confident they can do both (the West Lebanon Revitalization Project and the parking lot behind City Hall); how a RFP would be determined by the EDC/TIF District; addressing some of the structural issues the City has put in place that prevents investors from investing; and, the structural limitations on what the City can do in West Lebanon needs to be corrected.

- Virtual Meeting Platform Change; Starting in November, virtual meetings will be taking place via MS Teams and not WebEx. MS Teams is easier to use for those who want to attend Council meetings virtually.
- River Park: Creating a potential TIF District that just covers River Park to get this project moving forward. He has been working with Lyme Properties/Chet Clem on this initiative and will be presenting this idea to the Planning Board and will come back to the Council with a plan.

12. COUNCIL REPRESENTATIVES TO OTHER BODIES:

- Councilor Sykes: Mr. Van Chesnut (Advance Transit) will be presenting the costs and funding to purchase/maintain electric buses for public transportation to the NH Transportation Council in November.
- Assistant Mayor Below noted that representatives from 14 communities in NH gathered to execute the Articles of Agreement of the Community Power Coalition of NH and noted they also adopted bylaws.

13. FUTURE AGENDA ITEMS: NONE

14. NON-PUBLIC SESSION: NONE

15. ADJOURNMENT:

Councilor Winny MOVED for adjournment.

Seconded by Councilor Heistad.

****The Vote on the MOTION was unanimously approved (9-0)***

The meeting was adjourned at 8:36 PM.

Respectfully submitted,

Dona E. Gibson

Recording Secretary