



**LEBANON CITY COUNCIL
MAY 19, 2022 - 6:00 PM
AND LEBANON SCHOOL DISTRICT JOINT
PARTNERSHIP TASK FORCE
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 894 090 316#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The May 19, 2022, Lebanon School District and City Council Joint Partnership Task Force Meeting is hereby called to order.

2. Approval of Minutes

A. January 27, 2022

3. New Business

- A. Housing projection update will be provided by the City relative to the potential impact on the school population
- B. Discuss the City's strategic plan development process
- C. Mt. Lebanon School renovation project update and Lebanon High School/Hanover Street School renovation project update
- D. Seminary Hill project proposal update
- E. School Big Ideas Strategic Plan update
- F. School District Diversity Audit status
- G. School Resource Officer, Memorandum of Understanding timeline

4. Future Agenda Items

5. Next Meeting Date: October 20, 2022

6. Other Business

7. Adjournment

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



MINUTES
LEBANON SCHOOL DISTRICT AND CITY COUNCIL
JOINT PARTNERSHIP TASK FORCE
THURSDAY, January 27, 2022
Council Chambers, City Hall
6:00PM

1. CALL TO ORDER

The meeting was called to order at 6:12 PM. Present of the Task Force: Mayor Timothy McNamara, School Board Chairman Richard Milius, School Board Member Jenica Nelan, City Councilor Karen Liot Hill

Staff Present: Superintendent Joanne Roberts, City Manager Shaun Mulholland

2. APPROVAL OF MINUTES:

– October 21, 2021

MOTION made by Mayor McNamara, seconded by Chairman Milius to approve the minutes. Motion passed.

3. NEW BUSINESS:

- A. Discuss the School District's Equity Audit- Superintendent Roberts stated that surveys have been sent out. They anticipate the audit to be completed sometime this spring.
- B. School District will provide an update on the status of ESSER funding- Superintendent Roberts provided a summary of the status of ESSER funding opportunities.
- C. Legislative Update-Councilor Hill discussed her testimony in the House of Representatives regarding proposed repeal of the "Divisive Concepts" law that is now in effect. Superintendent Roberts and City Manager Mulholland discussed several other bills of relevance and the general tenor of the legislature.
- D. Discuss the status of the potential transfer of the Seminary School Building to the City. - Mayor McNamara proposed a schedule regarding the process to obtain concurrence with the School Board regarding the City's proposal to take possession of the Seminary Hill School building and renovate it for City and SAU use.
- E. Discuss the status of the City's cooperative effort to expand broadband to unserved households in the City by the end of 2022. – City Manager Mulholland provided a summary of the City's cooperative partnership with Comcast to extend broadband internet service to the 142 homes in the City that do not presently have service. This project would be partially funded by the City through ARPA funds (10% of the project cost) while the remainder would be funded by Comcast. The project would be complete by the end of 2022.

4. FUTURE AGENDA ITEMS:

- School Budget Update
- City Goal Setting status
- Housing Update
- School Big Ideas Strategic Plan Update
- School District Diversity Audit Status

5. NEXT MEETING DATE: May 19, 2022

6. OTHER BUSINESS: None

7. ADJOURNMENT.

MOTION made by Mayor McNamara to adjourn, seconded by Chairman Milius. Motion passed.

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Lebanon Housing Pipeline - Last updated 04/01/2022

Projects completed 856	Projects underway 465	Projects Approved, Not Started 848	Projects Under Review 150		Projects Conceptual 94				
<u>Project</u>	<u>Unit type</u>	<u>Unit Size/Mix</u>	<u>Units Approved/P roposed</u>	<u>Units Built/ Under way</u>	<u>Units Remaining</u>	<u>Location</u>	<u>Map/Lot/Plot</u>	<u>Last PB Action Date</u>	<u>Notes/Status</u>
Prospect Hills Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	54	54	0	Moulton Ave	108-14	Approved 4/13/05	Phase 1 essentially complete
Prospect Hills Phase 2	One family attached & detached	~2-4 BR, exact mix unknown	117	0	117	Prospect Street	108-2	Approved 4/13/05; Re- approved 11/14/16; Extended/Phased 12/13/21;	Extended 12/10/18; security posted and plat recorded 6/12/19; PB denied further extension on 3/8/21; HAB remanded for rehearing on 11/8/21; Expected to start Spring 2022
Rock Ridge Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	46	19	27	Old Pine Tree Cemetery Rd	74-3-various; 74- 11-various	Approved 7/7/05	Mostly attached units (22) remaining to be built
Rock Ridge Phase 2	One family detached	~2-4 BR, exact mix unknown	48	37	11	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Many units under construction
Rock Ridge Phase 3	One family detached	~2-4 BR, exact mix unknown	45	0	45	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Extended on 1/13/20;
Westboro Woods	One family attached & detached	~2-3 BR, exact mix unknown	33	17	16	Seminary Hill	102-12	Approved 8/18/05	Infrastructure complete; No new units built since ~2014
Quarry Hill	Multi-family condos	~2-3 BR, exact mix unknown	39	39	0	Mt. Support Rd	48-11	Approved 7/10/06	Originally approved for 40 units; Final CO issued;
Nature Walk	Multi-family condos	~1-2 BR, exact mix unknown	34	34	0	Mascoma St Ext	89-18	SPR Approved 11/27/06; Sub. approved 1/8/07;	Final CO issued;
APD Woodlands at Harvest Hill	Multi-family rental	~1-2 BR, exact mix unknown	69	69	0	Mascoma St	76-4	Site Plan Approved 1/8/07; Sub. approved 5/12/08;	Senior Independent Living Housing units; Final CO issued;
Timberwood Commons	Multi-family rental	~2-3 BR, exact mix unknown	252	252	0	Mt. Support Rd	24-11	Approved 10/26/09	Final CO issued;
Rivermere	Multi-family rental	~2-3 BR, exact mix unknown	21	21	0	Tannery Ln	105-101	Approved 8/29/11	LIHTC Affordable Housing; Final CO issued
Quail Ridge	Multi-family rental	~1-2 BR, exact mix unknown	62	62	0	Quail Hollow Dr	8-1	Approved 5/13/13	Senior Assisted Living Housing units;
Execusuite-Junior High	Multi-family rental	Studio/1 BRs	42	42	0	Bank St	92-78	Approved 9/9/13	Originally approved for 40 units, amended to 42 units
Altaria PUD-Lot 2	Multi-family rental	12-1BRs, 18-2BRs, 3-3BRs	33	33	0	Route 120	24-14-200	Approved 8/10/15	CO issued Dec2019
ICV	Multi-family condos	51-1BRs, 24-2BRs	75	75	0	Etna Road	26-2	Approved 4/11/16	originally approved as rentals, converted to condo ownership units; Final CO issued 2/11/21
Altaria PBP-Lot 10	Multi-family rental	30-1BRs, 78-2BRs, 12-3BRs	120	120	0	Route 120	10-12	Approved 1/11/16	Amended 8/8/16; Temp COs issued Jun-Nov2020
20 Morgan Drive	Multi-family condos	1-1BR, 25-2BRs	26	26	0	Morgan Drive	10-11-1200	Approved 12/12/16	Originally approved as 28 units on 11/9/15; amended to 25 units on 6/13/16; amended to 26 units on 12/12/16; Final CO issued 10/19/18
Twin Pines Tracy Street	Multi-family rental	19-1BR, 10-2BRs	29	29	0	Tracy Street	72-76	Approved 8/14/17	Final CO issued 11/8/19
River Park-Single lots	One family detached	~2-4 BR, exact mix unknown	11	3	8	Crafts Avenue Extension	58-88 thru 97	Original approval 10/11/11; Re- approved 10/10/17	Three units under construction to date
Execusuite-School St. School	Multi-family rental	Studio/1 BR	9	4	5	School St	92-2	Approved 5/14/18	
River Park-Phase 1A	Multi-family rental	unknown	125	0	125	North Main St	44-22	Approved 9/9/19	Originally approved for 80 units as Phase 7 of River Park. Unit count increased to 125 and accelerated as Phase 1A (2).
Quail I, LP	Multi-family rental	16-1BRs, 16-2BRs	32	0	32	Lily Lane-Quail Hollow	8-2-200	Approved 9/9/19	Senior Housing units; Extended on 5/10/21
195 Mechanic St LLC	Multi-family rental	11-1BRs, 15-2BRs	27	27	0	Mechanic St.	105-114	Approved 11/12/19	Under construction; 27th unit added 10/25/21;
Mascoma Lake Farms	One family detached	unknown	3	1	2	Dartmouth College Hwy	56-3	Approved 1/13/20	Former 8-lot major voided; reapproved as 3-lot minor
Tackle Partners, LLC	Multi-family rental	25 studios	25	0	25	Spencer St	78-5	Approved 3/9/20	Originally approved for 11 units in Nov2019; amended to 25 units in March2020; Per MegCarlton - project will not move forward
Dartmouth College/Michaels	Multi-family rental	73-1BRs, 188-2BRs, 3-3BRs, 45- 4BRs	309	309	0	Mt. Support Rd	24-2	Approved 6/22/20	Under construction; Grad student housing
Lebanon Housing Authority	Multi-family rental	30-1BRs, 11-2BRs, 3-3BRs	44	44	0	Heater Rd	64-7	Approved 9/3/20	Under construction; LIHTC affordable housing
Saxon Partners	Multi-family rental	123 studios, 127-1BRs	250	0	250	Mt. Support Rd	24-1	Approved 10/13/20	Targeting construction start in Spring 2022
One Mechanic Street, LLC	Multi-family rental	17 studios, 1-2BR	18	18	0	Mechanic St.	91-264	Approved 11/23/20	Under construction
Jolin Salazar-Kish	Multi-family rental	1-1BR, 20-2BRs, 5-3BRs	26	0	26	Bank St	92-124; 92-125	Approved 1/11/21	Targeting construction start in Spring 2022?
Basic Holdings	One & Two family rental	21-3BRs	21	0	21	Oak Ridge Rd	4-5; 4-6	Approved 5/17/21	Final approval granted 5/17/21; Targeting construction start in Spring 2022
402 Mt. Support	Multi-family rental	~120-1BRs, ~72-2BRs, ~12-3BRs	204	0	204	Mt. Support Rd	24-9; 24-10	Approved 2/14/22	Conceptual Review 6/24/19;
20 Spencer Street	Multi-family rental	unknown	94	0	0	Spencer St	92-31	Conceptual Review 11/23/20	Formal application anticipated early 2022
2 Mascoma Street	Multi-family rental	unknown	150	0	0	Mascoma St	91-251	Formal application submitted 3/14/22	Conceptual Review 12/13/21; 150 units in first 2 bldgs/phases
Lebanon Woolen Mill	Multi-family rental	unknown				Foundry St	91-263	Conceptual Review 3/28/22	

City of Lebanon NH
Community Center at Seminary Hill
Date: May 6, 2022



Project Costs:		All City Approach	Shared Approach	Notes:
Land:				
Purchase		\$0	\$0	
Survey - Boundary and Topo		\$0	\$0	
Geotech investigation, Borings + test pits		\$0	\$10,000	
Other		\$0	\$0	
Sub Total		\$0	\$10,000	
Soft Costs:				
Architecture, Structural, MEP	6.5%	\$866,477	\$1,155,823	
A/E fees Phase 2	1.5%	\$199,956	\$266,728	
Civil Engineering	0.5%	\$66,652	\$88,909	
Commissioning Agent	1.0%	\$133,304	\$177,819	
BSC envelope review		\$10,000	\$10,000	
LEED consultant		\$0	\$0	
Permits & Impact Fees		\$0	\$0	
Legal Fees		\$0	\$0	
Construction Interest		\$0	\$0	
Financing Fees		\$0	\$0	
Builders Risk Insurance		\$0	\$0	
Bond /LOC.		\$0	\$0	in Building Construction
Owner Contingency	5.0%	\$728,771	\$946,844	
Sub Total		\$2,005,160	\$2,646,124	
Construction				
Building Construction		\$13,330,414	\$17,781,887	includes inflation to 2024 and 14% contingency
Hazardous Material abatement		\$200,000	\$200,000	
Tank Removal		\$10,000	\$10,000	
Additional site improvements		\$200,000	\$125,000	
Construction Materials Testing + sp. Inspections		\$50,000	\$90,000	
Escalation		\$0	\$0	in Building Construction
Utility Costs/Fees		\$25,000	\$25,000	
Sub Total		\$13,815,414	\$18,231,887	
Furniture, Fixtures & Equipment				
Furniture		\$150,000	\$150,000	
Phone System		\$20,000	\$15,000	
Computer Systems		\$30,000	\$20,000	
AV system		\$135,000	\$105,000	\$15k/room incl. lobby and rec office
Security Systems		\$150,000	\$150,000	
Kitchen Equipment		\$75,000	\$75,000	
Misc. Equipment		\$50,000	\$50,000	
Climbing Wall fit-up		\$75,000	\$75,000	\$110K in ReArch budget
Moving		\$35,000	\$35,000	
window Treatments		\$40,000	\$30,000	
Other		\$0	\$0	
Sub Total		\$760,000	\$705,000	
Cost Total		\$16,580,574	\$21,593,011	
TOTAL PROJECT BUDGET		<u>\$16,580,574</u>	<u>\$21,593,011</u>	