



**LEBANON CITY COUNCIL
OCTOBER 16, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 170 590 131#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

The October 16, 2024 Lebanon City Council Meeting is hereby called to order.

2. Pledge of Allegiance

3. Public Forum Announcement by the Mayor

Any member of the public who desires to speak on any item may do so when the item is taken up by the Council and will be allowed to speak on the subject for not more than three minutes. **(Note: Speakers are asked to state their name, ward of residence, and to use the microphone provided.)**

4. Open to the Public

5. Recognitions: None

6. Approval of Minutes

- A. MOTION TO approve the minutes as presented in the October 16, 2024 agenda packet.

7. Appointments

- A. Planning Board, Brian Ceglarski (Alternate Member)

8. Public Hearing Items: None

9. Old Business: None

10. New Business

- A. Reauthorization of Conveyance of City Land at 0 Mascoma Street (Tax Map 90, Lot 20) to Adjacent Parcel at 192 Mascoma Street (Tax Map 90, Lot 19)
- B. Work Session: Overview and Presentations of the 2025-2030 Capital Improvements Program (CIP) and Capital Budget

11. City Manager Report

12. Council Representatives to Other Bodies Report

13. Future Agenda Items

14. Non-Public Session

15. 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.

Future Board/Committee/Commission Appointments
Board/Committee: West Lebanon Revitalization Advisory Committee
Position: Resident Member
Applicant: E. Frank
City Councilor: C. Simon
Assigned Date: 10/7/2024

Proposed Future Agenda Items: Dates may be tentative, and this list is not considered all-inclusive.
October 23, 2024 – Special Meeting (Kilton Library)

- A. Presentation of 2024-2025 Proposed Zoning Amendments

October 29, 2024 – Budget Work Session

- A. Review Of 2025 City Budget - Question & Answer Session
City Manager (To include City Manager & City Council Operations, Legal, and Advance Transit)
- B. Presentation By City Manager & Finance Director
Overview of Proposed 2025 Annual Budget

November 6, 2024

New Business:

- A. Presentation of 2023 Financial Audit
- B. Discussion and Set Public Hearing for November 20, 2024: Placement of Proposed Amendments to the City Charter on the ballot of the March 2025 Municipal Election
- C. Discussion and Set Public Hearing for November 20, 2024: Ordinance #2024-11 to Amend City Code Chapter 23, Banners, to remove references to the Licensing Board
- D. Discussion and Set Public Hearing for November 20, 2024: Ordinance #2024-13 to Amend City Code Chapter 68, Fees, Article III, Miscellaneous Fees, §68-15, Enumeration of Fees, to authorize an 8% increase to the Water Service Rate and a 6% increase to the Sewer Service Rate; to authorize an 15% increase in Ambulance Fees; to include a fee schedule for applications to the Heritage Commission; and to include a fee schedule for the City Clerk's Office to maintain a Landlord's Agent Registry as required by NH RSA 540:1-b
- E. Discussion and Set Public Hearing for November 20, 2024: Ordinance #2024-14 to Amend City Code Chapter 97, Landfill Regulations, including updating the current fee schedule
- F. Discussion and Set Public Hearing for November 20, 2024: Ordinance #2024-15 to Amend City Code Chapter 8, Airport Operations, §8-4, Airport Rules and Regulations, to amend Airport Landing Fees

November 7, 2024 – Budget Work Session

- A. Public Works
 - Administration (Engineering, Energy & Facilities, Operations & Maintenance)
 - Solid Waste Disposal
 - Water Treatment & Distribution
 - Sewage Collection & Disposal

**Agenda
Lebanon City Council
October 16, 2024**

6. Acceptance Of Minutes:

Minutes To Be Accepted

- October 2, 2024

MOVED, to approve the minutes as presented in the October 16, 2024 agenda packet.

DRAFT

**LEBANON CITY COUNCIL
REGULAR SESSION MINUTES
Wednesday October 2, 2024, 7:00 p.m.
Council Chambers**

Remote Via Microsoft Teams: LebanonNH.gov/Live

MEMBERS PRESENT: Mayor Tim McNamara, Assistant Mayor Clifton Below,
Karen Liot Hill, Christian Simon, George Sykes, Douglas Whittlesey,
Devin Wilkie

MEMBERS ABSENT: Erling Heistad and Karen Zook

STAFF PRESENT: City Manager Shaun Mulholland, Deputy City Manager David Brooks,
Director of Recreation, Arts, and Parks Paul Coats,

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

3
4 **2. PLEDGE OF ALLEGIANCE:** Councilor Simon led the Council in the Pledge.
5 • City Manager Shaun Mulholland announced the meeting criteria for the public.

6
7 **3. PUBLIC FORUM:** Mayor McNamara made the Public Forum announcement.

8
9 **4. OPEN TO PUBLIC:**

10
11 Mayor McNamara thanked the Council and those responsible for the flower beds around the Green and in
12 West Lebanon. City Manager Mulholland also thanked those responsible for the artwork in the tunnel and
13 the events that have been occurring on the Green.

14
15 **5. RECOGNITIONS:**

16 - **Resolution Honoring Alisha Robinson**

17
18 **WHEREAS**, Alisha Robinson joined the City of Lebanon's Diversity, Equity, and Inclusion
19 Commission in summer 2022 and was elected to serve as Chair of the Commission in February
20 2024; and

21 **WHEREAS**, Alisha has been an integral member of the Commission, organizing the City's now-
22 annual Juneteenth Celebration and helping to develop the City's first Equity Plan; and

23
24 **WHEREAS**, Alisha began her term as Chair with a discussion and public hearing on the Ceasefire
25 Resolution proposed by residents of Lebanon and led that public hearing with exceptional poise and
26 attention to the statements and concerns of the City's residents; and

27
28 **WHEREAS**, in all her work with the Diversity, Equity, and Inclusion Commission Alisha has acted
29 with a high level of respect and thoughtfulness toward the City's residents and their needs and
30 wishes, as well as a strong passion for finding lasting, effective, and inclusive solutions for the
31 City.

32
33 **NOW, THEREFORE BE IT RESOLVED**, that the Lebanon City Council, on behalf of the
34 City of Lebanon, hereby recognizes and honors Alisha Robinson on the occasion of her

1 departure from the Diversity, Equity, and Inclusion Commission and thanks her for her service
2 to the City.

3
4 **BE IT FURTHER RESOLVED** that this Resolution be written upon the minutes of the Lebanon
5 City Council meeting and a copy presented to Alisha Robinson.

6
7 Dated this 2nd day of October 2024.

8
9 _____
10 Timothy J. McNamara, Mayor
11 on behalf of the Lebanon City Council

12 **6. ACCEPTANCE OF MINUTES:** September 18, 2024 (Regular Meeting)

13 *Councilor Wilkie MOVED to approve the September 18, 2024, minutes as written and presented in the*
14 *October 2, 2024, City Council agenda packet.*

15 *Seconded by Councilor Liot Hill.*

16
17 **The Vote on the Motion was approved (7-0)*

18
19 **7. APPOINTMENTS:**

- 20 - Economic Development Commission, Benjamin Carter (Citizen Representative)

21
22 *Councilor Whittlesey MOVED to NOMINATE Benjamin Carter as a Citizen Representative to the*
23 *Economic Development Commission. Term: 10/2024-10/2026*

24
25 **The Vote on the NOMINATION was approved (7-0)*

- 26
27 - Planning Board, Eric Stacy (Alternate Member)

28
29 *City Manager Mulholland MOVED to NOMINATE Eric Stacy as an Alternate Member to the*
30 *Planning Board. Term: 10/2024-10/2027*

31
32 **The Vote on the NOMINATION was approved (7-0)*

33
34 **8. PUBLIC HEARING ITEMS:**

35 **A. Ordinance #2024-12: To Amend City Code Chapter 31, Boards, Committees and Commissions,**
36 **by Deleting and Repealing Article IV, Board of Assessors:** A public hearing for the purpose of
37 receiving public input and taking action on proposed Ordinance #2024-12 to Amend City Code Chapter
38 31, Boards, Committees and Commissions, by Deleting and Repealing Article IV, Board of
39 Assessors

40 Included in the agenda packet: **(All supportive documents and information can be found on pages 37-**
41 **46, Council agenda packet)**

- 42 1. Proposed Ordinance #2024-12
43 2. City Code Chapter 31, Article IV, Board of Assessors
44 3. Excerpt of NH RSAs related to Assessors
45 4. Legal Opinion from Attorney Christine Johnston, dated September 9, 2024

46
47 City Manager Mulholland reviewed this proposed ordinance.
48

1 **BACKGROUND**

2 NH RSA 48:12-13, *et. seq.*, passed in 1846 and last revised in 1855, set forth a community's choice of
3 assessors and the duties of such assessors, constituted as a Board of Assessors (BOA). During that century
4 and into the 1900s, the members of the BOA actually conducted assessments of the value of properties and
5 prepared the grand list to issue the annual tax warrant. This work is now done by professional, certified
6 assessors based on standards created by the NH Assessing Standards Board.

7 On January 6, 1988, in accordance with NH RSA 48:12, the City established a Board of Assessors with the
8 authority to perform all duties related to inventory taking, property appraisal for taxation, tax assessment, and
9 abatement, as well as issuing warrants for tax collection. This Board assumed all the powers and
10 responsibilities typically held by Selectmen and Assessors in towns, as required by law. The Board was also
11 responsible for establishing rules and procedures governing its operation.

12 The Lebanon Board of Assessors is composed of five members appointed by the City Manager (per City
13 Charter C419:32 and NH RSA 48:12). Each member is required to be a resident of the City of Lebanon, and
14 to remain a resident throughout the duration of their term. However, for at least the last three years, the Board
15 has operated with the minimum number of members required for a quorum (three votes are necessary).

16 NH RSA 48:12 provides enabling statutory provisions for cities to have Boards of Assessors; however, they
17 are not required. There are similar statutory provisions for towns. It appears that the Towns of New Ipswich
18 and Wakefield may be the only towns that still have Boards of Assessors. The last BOA meeting in the Town
19 of Littleton appears to have occurred in 2020 and the Town of Washington abolished its BOA in 2015.

20 The administration is seeking to streamline the assessment process, especially given the ongoing difficulty in
21 finding qualified candidates willing to serve on the Board of Assessors. As a result, the administration
22 requests that the Council consider repealing the requirement for a Board of Assessors, and delegating the
23 assessing duties to the City's supervising assessor or contracted assessing firm employed by the City.

24 The following cities still have Boards of Assessors: Nashua
25 Keene Laconia Concord Rochester

26
27 The following cities **do not** have Boards of Assessors:
28 Manchester Portsmouth
29 Claremont (abolished in 2022) Dover
30 Somersworth Franklin

31
32 **Mayor McNamara opened the Public Hearing.**

33
34 **Hearing no comments from the public, the Public Hearing was closed.**

35
36 **Council Comments: NONE**

37
38 **ACTION:**

39 *Assistant Mayor Below MOVED, that the Lebanon City Council hereby adopts Ordinance #2024-12 to*
40 *amend City Code Chapter 31, Boards, Committees and Commissions, by deleting and repealing Article IV,*
41 *Board of Assessors, as presented in the October 2, 2024, City Council agenda packet. This Ordinance shall*
42 *become effective upon passage.*

43 *Seconded by Councilor Liot Hill.*
44

1 **The Vote on the Motion was approved (7-0)*

2
3 **CITY OF LEBANON ORDINANCE #2024-12**

4
5 **AN ORDINANCE TO AMEND** the Code of the City of Lebanon, Chapter 31, Boards, Committees
6 and Commissions, by deleting and repealing Article IV, Board of Assessors.

7
8 Be it ordained by the Council of the City of Lebanon as follows: Section 1.

9 The Code of the City of Lebanon, Chapter 31, Boards, Committees and Commissions, is hereby amended
10 by deleting and repealing Article IV, Board of Assessors.

11
12 Section 2. Severability

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

17 Section 3. Effective Date

18 This ordinance shall become effective upon passage.

19
20 **9. OLD BUSINESS: NONE**

21
22 **10. NEW BUSINESS:**

- 23 **A.** Authorization for City Manager to Execute an Amendment to Lease an Operating
24 Agreement with Lebanon Outing Club concerning the Storrs Hill Ski Area

25
26 Included in the agenda packet: **(All supportive documents and information can be found on pages 47-61,**
27 **Council agenda packet)**

- 28 1. Lebanon Outing Club / City of Lebanon – Amendment to Lease and Operating Agreement, drafted
29 by Drummond Woodsum
30 2. Lebanon Outing Club / City of Lebanon – Lease and Operating Agreement, dated January 18, 2019
31

32 Paul Coats, Director of Recreation, Arts, and Parks reviewed this proposed authorization.

33
34 **BACKGROUND**

35 The Lebanon Outing Club (LOC) is an outside non-profit organization, affiliated with the Lebanon
36 Recreation, Arts and Parks Department, utilizing City-owned lands in its mission to provide recreational
37 opportunities in the city. The LOC manages the Storrs Hill Ski Area under a Lease and Operating Agreement
38 with the City, dated January 2019.

39 The City Council has often encouraged the LOC to find new ways of providing additional services and
40 generating increased revenue at Storrs Hill, and the LOC has been actively pursuing that recommendation.
41 In recent years, the frequency of special events has increased, and the LOC has explored ways to offer year-
42 round ski jumping, year-round learn to ski, and mountain biking.

43 In addition, the ability to serve alcohol in an established beer garden during special events and night skiing
44 was determined to be one of the ideas that would help attract new patrons and increase revenues. The LOC

1 worked with the State of New Hampshire and the City to upgrade the lodge kitchen to commercial grade
2 and has successfully obtained a State of NH Liquor License.

3 Alcohol service also increases opportunities for Storrs Hill Ski Lodge rentals. When combined with planned
4 lodge improvements, renting the lodge for private functions can be broadly advertised, helping attract
5 additional clients to Storrs Hill.

6 On January 17, 2024, the City Council granted the LOC a one-year permit to serve alcohol on the premises
7 pursuant to City Code Chapter 14, Alcoholic Beverages, while an amendment to the existing Lease and
8 Operating Agreement was formulated. An attorney with Drummond Woodsum drafted the proposed
9 amendment based on a similar amendment that was recently approved by the City Council and Lebanon
10 Opera House.

11 City staff recommends the City Council authorize the City Manager to sign the proposed Amendment to the
12 Lease and Operating Agreement between the LOC and City.

13 **Council Comments:** NONE

14
15 **ACTION:**

16 *Councilor Wilkie MOVED, that the Lebanon City Council hereby authorizes the City Manager to execute*
17 *an Amendment to the Lease and Operating Agreement between the City of Lebanon and the Lebanon*
18 *Outing Club concerning Storrs Hill Ski Area, as presented in the October 2, 2024, City Council Agenda*
19 *Packet.*

20 *Seconded by Councilor Simon.*

21
22 **The Vote on the Motion was approved (7-0)*

- 23
24 **B.** Authorization for City to Acquire Approximately 2,220 SF from Grafton County Senior Citizens
25 Council, Inc.

26
27 Included in the agenda packet: **(All supportive documents and information can be found on pages 62-66,**
28 **Council agenda packet)**

- 29 1. Draft Boundary Line Adjustment & Merger Plan, Grafton County Senior Citizens
30 Council, Inc. and City of Lebanon, dated September 12, 2024.
31 2. Memorandum from Grafton County Senior Citizens Council, Inc., dated May 2,
32 1996, re: Upper Valley Senior Center Property, including boundary survey dated
33 November 1995.

34
35 Deputy City Manager Brooks reviewed the proposed authorization.

36
37 **BACKGROUND**

38 Over the last several years, the City has been evaluating the potential for redevelopment of the downtown
39 parking lots behind City Hall. During the evaluation process, it has been noted that a portion of the Grafton
40 County Senior Citizens Council (GCSCC) property at 10 Campbell Street (M/L 92-23) extends into the
41 existing city parking area.

42 Researching the matter further, GCSCC provided the City with a survey of its property in 1996 and offered
43 to transfer ownership of a portion of its property to the City at that time, which was never acted upon. In the
44 early 2000s, the City acquired an adjacent parcel from Mascoma Bank, and reconfigured the public parking

1 areas, including on GCSCCs property.

2
3 For several months, the City has been communicating with GCSCC about potentially conveying a portion of
4 its property to the City in an effort to address the property boundary and title issues. GCSCC has agreed to
5 convey the portion of its property to the City at no cost in exchange for the City preparing the survey and the
6 applicable deeds for recording.

7 The City has contracted with a surveyor to prepare a potential boundary line adjustment plan, which has been
8 agreed to by GCSCC. As depicted on the proposed plan, the City would acquire approximately 2,220 SF (0.05
9 Ac) of land from GCSCC, which would be merged with the remaining parking lot parcels (M/L 91-245 and
10 92-17).

11
12 If the City Council authorizes the acquisition of the property, the City will file an application with the Lebanon
13 Planning Board to approve the Boundary Line Adjustment and will then record the approved plan and
14 appropriate deed to formalize the conveyance.

15
16 **Council Comments:** NONE

17
18 **ACTION:**

19 *Councilor Whittlesey MOVED the following:*

20 ***FOR THE PURPOSE OF acquiring a portion of a parcel of land, situated at 10 Campbell Street, Lebanon***
21 ***(Tax Map 92, Lot 23; ~0.05 Acres) (hereinafter the “Property”), from the Grafton County Senior Citizens***
22 ***Council, Inc., it is hereby:***

23
24 ***RESOLVED, that the Lebanon City Council, pursuant to its authority under NH RSA 47:5 to purchase***
25 ***real property, hereby designates and authorizes the City Manager to act on behalf of the City Council to***
26 ***undertake all actions and obligations of the City and execute all documents as may be required to complete***
27 ***the City’s acquisition of the Property free and clear of all liens and encumbrances.***

28 ***Seconded by Councilor Wilkie.***

29
30 ****The Vote on the Motion was approved (7-0)***

31
32 **C. Discussion of Proposed Acquisition of Westboro Yard**

33
34 Included in the agenda packet: **(All supportive documents and information can be found on page 67,**
35 **Council agenda packet)**

36
37 City Manager Mulholland reviewed the proposed acquisition.

38
39 **BACKGROUND**

40 For nearly 25 years, the City of Lebanon has pursued acquisition of portions of the Westboro Yard property
41 from the NH Department of Transportation (NHDOT). As of last summer, the City and State had reached a
42 conceptual agreement on the prospective boundary of the lands proposed for acquisition by the City, and the
43 general location of necessary easements between the parties.

44
45 On June 2, 2023, the City forwarded a draft Purchase & Sale Agreement to NHDOT for review by the
46 Department and by the Attorney General’s Office. Since the beginning of the year, it has become clear that

1 environmental liability is the primary sticking point preventing a broader agreement on a proposed
2 conveyance. In May, the City received comments and alternative language from NHDOT concerning
3 environmental liability.

4 Following a discussion of NHDOT's position on environmental liability in June, the City Council reiterated
5 its preference to continue pursuing acquisition of portions of Westboro Yard. Since June, there has been
6 another round of edits to the proposed Purchase & Sale Agreement between the parties.

7
8 At present, NHDOT's position can be summarized as follows: the State is still willing to accept and retain
9 responsibility for the existing Groundwater Management Permit and any future expansion thereof, and for
10 any known contamination of hazardous materials and currently regulated substances across the entire
11 Westboro Yard property, including the portion that would be conveyed to the City. Also, the State is now
12 willing to bear "its share" of the cost and expense of removal and remediation of existing materials that were
13 on the property before closing, but only to the extent the State is liable under *existing* environmental laws. In
14 addition, if any contaminants are discovered after the conveyance transaction, and if it is determined that they
15 were present on the site before the closing, the State will "assist" the City in discovering the source, and if
16 any action is required, the State will be responsible for its share of any costs under existing environmental
17 laws as a previous owner of the property, but not for the City's share.

18 The Council should discuss whether the City is prepared to continue pursuing acquisition of portions of the
19 Westboro Yard property with the State's current position on environmental liability in mind.

20 21 **Council Comments:**

22
23 Mayor McNamara stated that the work and associated iterations on this item come down to a benefit/risk
24 analysis. The risk is mainly environmental liability. The question is if this risk is justified by the potential
25 benefits of owning the property. The property will mainly be utilized for open space/recreation. The changes
26 suggested in Section 21, E. and F. are important with regard to the risk that remains.

27
28 Councilor Whittlesey noted that he is concerned because, while the risk is fairly low, the cost of the risk is
29 extremely high. No one else seems to want to take on the liability of this land. This is an unlimited liability
30 based off complete unknowns for the site.

31
32 Councilor Liot Hill stated that the risk seems minimized by limiting the use of the property. Regarding the
33 open-ended nature of the proposed liability, the City is already a large landowner. Due diligence has been done
34 to identify the risks on this parcel. This should not increase the City's liability that is already had by being a
35 large landowner. There has been a clear direction from the people of West Lebanon that they would like to see
36 investment in Downtown West Lebanon and see something done with this property.

37
38 Councilor Sykes stated that there is always a need for additional recreation opportunities in the City and there
39 will be the opportunity for playing fields on this property. City Manager Mulholland noted that the property is
40 currently not maintained and there are some people living on the property. The Dry Bridge project should start
41 next year and there is impetus to get this acquisition moving forward.

42
43 Councilor Whittlesey stated that he is concerned with taking on an additional new potential large liability that
44 was not created by the City. If the City is on the hook for an environmental remediation of this property, the
45 cost could be vast and there would also be ripple effects.

1 Assistant Mayor Below stated that the proposed language in Paragraph F. provides that a subsequent discovery
2 of hazardous materials or regulated substances that were not previously identified, which can be determined to
3 have preexisted the City's ownership, will have liability accepted by the State. The City's proposed use leads to
4 a very small likelihood of new contamination. He asked about the limitation of what can be done with the
5 property and if portable restrooms or storage sheds could be considered. City Manager Mulholland stated that
6 portable toilets would likely be allowed. He does not want to see the ground disturbed on the property in any
7 way.

8
9 Councilor Wilkie acknowledged the risk in accepting this liability, but noted that it is a small, potentially
10 insignificant risk. The work that has been done reassures him that he could be comfortable moving forward
11 with this.

12
13 Councilor Simon stated that the West Lebanon Revitalization Advisory Committee feels this is an important
14 piece of beginning the revitalization of Downtown West Lebanon. He would like the City Manager to continue
15 to move forward with this.

16
17 Mayor McNamara stated that he would like to see the State accept the revised language in the agreement. An
18 appraisal of the property will also be important, as he believes the City should not pay anything for this
19 property. Assistant Mayor Below stated that the agreement does provide that the appraisal consider the limited
20 uses, the deed restrictions, the easements, and the existing hazardous waste problem.

21
22 **ACTION: *No action is required by the City Council. This item is for informational purposes only***

23
24 **D. Mayor's Discussion of Potential Sachem Village – Dartmouth Hitchcock Connector Project**

25
26 Included in the agenda packet: **(All supportive documents and information can be found on page 68,**
27 **Council agenda packet)**

28
29 Mayor McNamara reviewed a history of this item.

30
31 **BACKGROUND**

32 Mayor McNamara has requested an opportunity to initiate discussion about a potential Sachem Village to
33 Dartmouth Hitchcock connector project.

34
35 **Council Comments:**

36
37 Councilor Sykes stated that, in 1989, he proposed a connector road available for emergency services in this
38 area, but could not convince the hospital or Dartmouth to buy in. Much has changed since that time. Route 10
39 now receives more ambulance calls to this area, and it takes longer for calls to be responded to. This
40 connector project should consider that.

41
42 Mayor McNamara stated that the proposed layout works to minimize environmental impacts.

43
44 Councilor Wilkie stated that he does not necessarily see a clear benefit to advanced transit, but also
45 recognizes a potential benefit. The City currently has significant challenges maintaining its current roadways.
46 He would like to make sure studies are pursued before any additional resources are placed into this project.

Councilor Simon stated that there was significant early opposition from many members of the public to this. He noted that he was contacted by several members of his Ward in opposition to this.

ACTION: No action is required by the City Council. This item is for informational purposes only.

11. CITY MANAGER REPORT:

City Manager Mulholland updated the Council on the following:

- Woolen Mill went before the Planning Board and the proposed changes should be reviewed by the City Council
- ICMA Conference in Pittsburgh
- Elm Street West

12. COUNCIL REPRESENTATIVES TO OTHER BODIES: NONE

13. FUTURE AGENDA ITEMS: NONE

14. NON-PUBLIC SESSION:

- Non-Public Session in accordance with the provisions of RSA 91-A:3, II(a) "The dismissal, promotion, or compensation of any public employee..."

Councilor Whittlesey MOVED that the City Council enter into Non-Public Sessions for the purpose of discussing: RSA 91-A:3. II(a) "The dismissal, promotion, or compensation of any public employee..."
Seconded by Councilor Wilkie.

Roll Call Vote:

Assistant Mayor Below, and Councilors Liot Hill, Simon, Sykes, Whittlesey, Wilkie and Mayor McNamara all voting Yea.

None voted Nay.

Abstained: None

***The Vote on the MOTION was approved (7-0)**

The Council went into Non-Public Session at 8:23 PM

Councilor Wilkie MOVED that the City Council come out of Non-Public Session at 9:26 PM.
Seconded by Councilor Whittlesey.

Roll Call Vote:

Assistant Mayor Below, and Councilors Liot Hill, Simon, Sykes, Whittlesey, Wilkie and Mayor McNamara all voting Yea.

None voted Nay.

***The Vote on the MOTION was approved (7-0)**

The Council came out of Non-Public Session at 9:26 PM
Council was now back in Regular Session.

16. ADJOURNMENTS:

Councilor Below MOVED to adjourn the meeting.

1 *Seconded by Councilor Wilkie.*

2
3 **Roll Call Vote:**

4 Assistant Mayor Below, and Councilors Liot Hill, Simon, Sykes, Whittlesey, Wilkie and Mayor McNamara
5 all voting Yea.

6 None voted Nay.

7 **The Vote on the MOTION was approved (7-0)*

8
9 **The meeting was adjourned at 9:26 PM.**

10
11 Respectfully submitted,

12 Kristan Patenaude

13 Recording Secretary

**Agenda
Lebanon City Council
October 16, 2024**

7. Appointments:

Appointments

Board/Committee Appointments as presented by City Clerk/Tax Collector Jaseya Ewing

- Planning Board, Brian Ceglarski (Alternate Member)

Included in this Section:

1. Memo from City Clerk/Tax Collector Jaseya Ewing dated October 16, 2024.



Office of the City Clerk & Tax Collector
51 N. Park Street
Lebanon, NH 03766

MEMORANDUM

DATE: October 16, 2024
TO: The Honorable Mayor & City Council
FROM: Jaseya Ewing, City Clerk & Tax Collector
RE: **Appointments Proposed for Council Discussion/Action:**

If the Council wishes to proceed with action on the appointments below, a nomination should be made and voted on for each appointment.

Note: nominations do not need to be seconded.

Planning Board

- **Brian Ceglarski** – Appointment as an alternate member for a three-year term.
- Term: 10/2024-10/2027

Recommended by: Shaun Mulholland

From: [Kara Tracy](#)
To: [Kara Tracy](#)
Subject: FW: [EXTERNAL] Online Form Submission #10779 for Board Member Application
Date: Wednesday, October 2, 2024 12:49:16 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, September 19, 2024 12:51 PM
To: cityclerk <cityclerk@lebanonnh.gov>; webmaster <webmaster@lebcity.com>
Subject: [EXTERNAL] Online Form Submission #10779 for Board Member Application

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Board Member Application

Application Process

After submitting this application, you will be contacted and interviewed by one of our City Councilors. Your application will then go before the full Council at one of their regular meetings for consideration of appointment. If you have questions, please contact the City Clerk's Office at 603-448-3054 or cityclerk@lebanonnh.gov.

Basic Requirements

- *Lebanon/West Lebanon resident (except for those boards whose membership makeup includes non-resident)*
- *Willingness to learn*
- *Commitment to attend meetings*
- *Treat people fairly*
- *Consider the best interest of the community as a whole when making decisions*
- *Must have attended one meeting of the board that you wish to apply to within the last six months to observe the process and function of the board.*

(Section Break)

First Name Brian

Last Name	Ceglarski
Physical Address	[REDACTED]
City	[REDACTED]
State	[REDACTED]
Zip Code	[REDACTED]
Is this your mailing address?	Yes
Home Phone Number	[REDACTED]
Work Number	Field not completed.
Email Address	[REDACTED]
How long have you resided in Lebanon?	10 years
(Section Break)	
Is this an application for re-appointment?	This application is not for re-appointment.
For which board, committee, or commission are you applying?	Planning Board
Other Committee	Field not completed.
Why would you like to serve?	I've lived here in Lebanon for about 10 years. I'd like to become more involved in my community and seeing it prosper.
State a few of what you feel your qualifications are or why you wish to be appointed to this board / committee.	I have great people skills. I'm a 19 year Flight Attendant with Jetblue Airways so I'm involved with people daily. I'm also an active member on my companies scheduling team through my work union. I've been a member of Lebanon Arts and Crafts Assosciation for four years.
I hereby certify that I meet the basic requirements for applying to	

Certification

a Lebanon board / committee.

Email not displaying correctly? [View it in your browser.](#)

Agenda

Lebanon City Council

October 16, 2024

10. New Business:

10.A – Reauthorization of Conveyance of City Land at 0 Mascoma Street (Tax Map 90, Lot 20), to Adjacent Parcel at 192 Mascoma Street (Tax Map 90, Lot 19)

Background

On February 5, 1968, the City Council passed a resolution approving the conveyance of a +/- 1,270 square foot parcel from a City-owned property at 0 Mascoma Street (Tax Map 90, Lot 20) to an adjacent property at 192 Mascoma Street (Tax Map 90, Lot 19), then owned by Donald and Irma Muzzy, in exchange for the conveyance of +/-275 square foot parcel from Muzzy to the City. The land areas to be transferred were depicted on a September 1967 plan prepared by K.A. LeClair Associates.

Subsequently, in March 1968, the LeClair plan and the Muzzy-to-City quitclaim deed were recorded at the Grafton County Registry of Deeds. However, the City-to-Muzzy quitclaim deed was never signed or recorded. A copy of the unsigned quitclaim deed was found in the City Clerk's records, along with a January 1968 title opinion and cover letter from Attorney Larry Gardner. Thus far, no information has been found as to why the City-to-Muzzy conveyance was not signed and recorded at the same time as the other documents.

Both Donald and Irma Muzzy are now deceased, and the property at 192 Mascoma Street is currently held by the Estate of Irma Muzzy. Presently, a prospective buyer is in contract to purchase the 192 Mascoma Street property from the Muzzy Estate, but the failure to complete the City-to-Muzzy conveyance was uncovered through a title search and is currently holding up the closing.

Because so much time has passed, the City Manager requests and recommends that the City Council re-authorize the land conveyance to the prospective purchaser of 192 Mascoma Street, and to re-authorize the City Manager to execute the deed and take all other actions necessary to complete the conveyance transaction.

Action

The following resolution is offered for City Council consideration:

WHEREAS, on February 5, 1968, the Lebanon City Council approved the conveyance of a parcel of land consisting of 1,270 square feet, from a City-owned property located at 0 Mascoma Street, Tax Map 90, Lot 20, to Donald A. and Irma W. Muzzy, owners of property at 192 Mascoma Street, Tax Map 90, Lot 19, in exchange for the conveyance of a parcel of land consisting of 275 square feet, from Donald A. and Irma W. Muzzy to the City of Lebanon, both parcels as shown on a Parcel Transfer Plan, prepared by Kenneth A. LeClair Associates, Inc., dated September 19, 1967; and

WHEREAS, on March 12, 1968, the LeClair Parcel Transfer Plan, and the Muzzy-to-City of Lebanon Quitclaim Deed were recorded in the Grafton County Registry of Deeds, pursuant to the City Council's authorization; and

WHEREAS, the corresponding City of Lebanon-to-Muzzy Quitclaim Deed was never executed or recorded by the City Manager as authorized by the City Council; and

WHEREAS, both Donald and Irma Muzzy are now deceased, and the property at 192 Mascoma Street is held by the Estate of Irma Muzzy, and is in contract to be purchased by a third party.

NOW THEREFORE BE IT RESOLVED, the Lebanon City Council hereby reaffirms the February 5, 1968 decision to convey a portion of City-owned property, consisting of 1,270 square feet, located at 0 Mascoma Street, Tax Map 90, Lot 20, to the prospective purchaser of property at 192 Mascoma Street, Tax Map 90, Lot 19, and hereby reauthorizes the City Manager to execute the deed on behalf of the City, and to take all other actions necessary to complete the conveyance transaction.

Included In This Section:

1. Excerpt of minutes from City Council meeting of February 5, 1968.
2. Plan of "Parcel Transfer, Donald A. & Irma W. Muzzy – City of Lebanon", prepared by K.A. LeClair Associates, Inc., dated September 19, 1967, recorded March 12, 1968 at GCRD Bk.1060, pg. 0067
3. Quitclaim Deed from Donald A. & Irma W. Muzzy to City of Lebanon, dated February 16, 1968, recorded March 12, 1968 at GCRD Bk. 1068, pg. 0134.
4. Draft Quitclaim Deed from City of Lebanon to Donald A. & Irma W. Muzzy, along with a title opinion and a cover page from Attorney Larry Gardner, dated January 24, 1968.

February 5, 1968

Notice of regular meeting was delivered to each Councilor by the Lebanon Police Department by order of the City Clerk on February 2, 1968.

Meeting called to order at 7:30 P.M. by Mayor Edson. Councilor George Papademas was absent.

Motion of Paul Goodhue, seconded by Carl Foster, that minutes of the regular meeting of January 15, 1968, minutes of the Public Hearing of January 17, 1968 and minutes of the special meeting of January 29, 1968 be accepted as corrected. Motion voted for and adopted by unanimous vote.

Motion of Carl Foster, seconded by Laurence Howard, that the following Amendment to Ordinance #2, The Zoning Ordinance be adopted:

Amend the Zoning Ordinance of the City of Lebanon, New Hampshire and the Official Zoning Map by extending the present Business Zone General (B-G) by the reclassification of the herein described tract of land from its present classification of Residential Single Family Zone (R-SF) to Business Zone General (B-G):

Bounded Easterly by Relocated Route 120
Northerly by the highway leading from Relocated Route 120 to
Hanover Street, known as Evans Drive;
Westerly by a line westerly of and parallel to the center line
of relocated Route 120, westerly 1000' (one thousand feet);
And Southerly by the present Business Zone General (B-G) line.

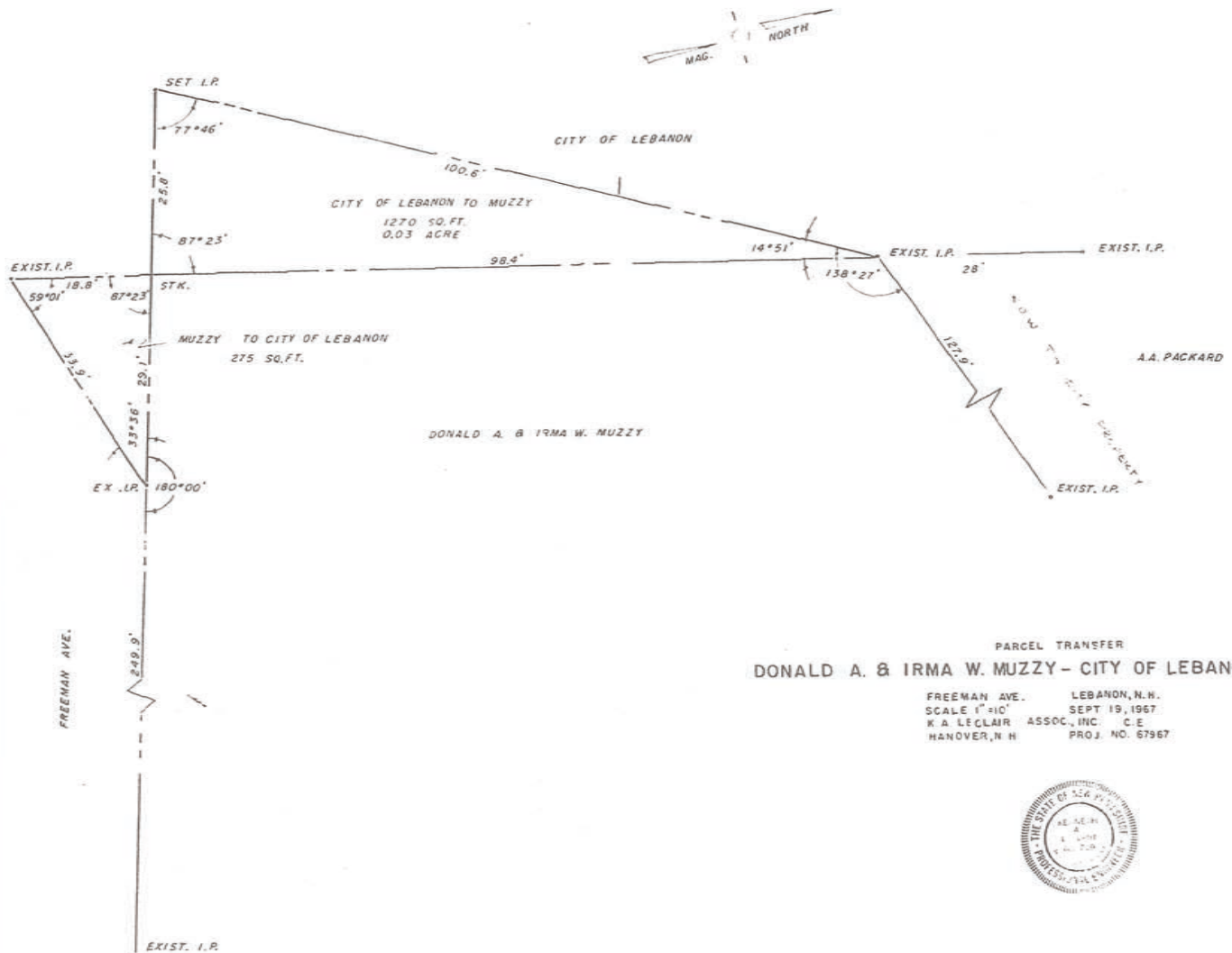
Seven voted for the Motion. Paul Goodhue voted against. Motion declared adopted by the Mayor.

Motion of Mary Demers, seconded by Louis Tremblay, that the City Council accept the report of the Welfare Committee. Seven voted for the Motion. Carl Foster abstained from voting. Motion declared adopted by the Mayor.

Resolution of Paul Goodhue, seconded by Carl Foster, Resolved; That the City of Lebanon shall convey a parcel of land consisting of 1,270 square feet, being a portion of the land deeded to the City by Kenneth R. Spaulding and Eunice L. Spaulding by deed dated December 14, 1954, recorded in the Grafton County Registry of Deeds in Book 860, Page 191, located northerly of Freeman Avenue, to Donald A. Muzzy and Irma W. Muzzy, in consideration of a conveyance by Donald A. and Irma W. Muzzy to the City of Lebanon of a parcel of land located westerly of Freeman Avenue, consisting of 275 square feet; both parcels shown on a Plan of Kenneth A. LeClair Associates, Inc. dated September 19, 1967, there being no other consideration for the exchange of land.

Further, that the City Manager is hereby authorized to execute on behalf of the City of Lebanon, the deed from the City to Mr. and Mrs. Muzzy and to accept the conveyance from Mr. and Mrs. Muzzy to the City and to take any and all other necessary steps to carry out the purpose of this vote, including a title search on the Muzzy property.
Resolution voted for and adopted by unanimous vote.

Motion of Louis Tremblay, seconded by Mary Demers, that the City Council authorize the City Manager to make necessary arrangements in the bidding procedures for two new police cruisers. Motion voted for and adopted by unanimous vote.



PARCEL TRANSFER
 DONALD A. & IRMA W. MUZZY - CITY OF LEBANON
 FREEMAN AVE. LEBANON, N.H.
 SCALE 1"=10' SEPT 19, 1967
 K A LECLAIR ASSOC., INC. C.E.
 HANDOVER, N.H. PROJ. NO. 67967



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Donald A. Muzzy and Irma W. Muzzy, husband and wife, both of Lebanon, County of Grafton, State of New Hampshire, for consideration paid, grant to the CITY OF LEBANON, a municipal corporation in the County of Grafton and State of New Hampshire, existing under the laws of the State of New Hampshire, with QUITCLAIM covenants,

A certain parcel of land located in said Lebanon, County of Grafton, State of New Hampshire, and situated on the southerly boundary of other land of the Grantors, as shown on a certain plan entitled "Parcel Transfer Donald A. & Irma W. Muzzy - City of Lebanon, Freeman Ave., Lebanon, N. H., Sept. 19, 1967, K. A. LeClair Assoc., Inc. C.E. Hanover, N. H. Proj. No. 67967" recorded herewith;

Beginning at an iron pin located in the easterly corner of the parcel within conveyed;

Thence running 29.1 feet to a stake at the southeasterly corner of land being conveyed by the Grantee to the Grantors in another deed recorded herewith;

Thence turning an interior angle of $87^{\circ} 23'$ and running 18.8 feet to an existing iron pin;

Thence turning an interior angle of $59^{\circ} 1'$ and running 33.9 feet to the point of beginning.

Meaning and intending hereby to convey a portion of the same premises conveyed to the Grantors by Allen R. and Nora T. Kidder by deed recorded in the Grafton County Registry of Deeds in Book 874, Page 296.

The acquisition of the above parcel of land by the CITY OF LEBANON has been duly recorded in the Lebanon City Records, being duly authorized by a vote of the Lebanon City Council dated February 5, 1968, as recorded in the Lebanon City Records.

The consideration of this deed is less than One Hundred Dollars.

WITNESS our hands and seals, this 16th day of February, 1968.

Witness:

Dorothy L. Dayle Donald A. Muzzy
Donald A. Muzzy

Dorothy L. Dayle
Irma W. Muzzy

STATE OF NEW HAMPSHIRE
Grafton, ss.

Irma W. Muzzy, 1968
Feb 16, 1968

Personally appeared Donald A. Muzzy and Irma W. Muzzy, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

Before me,

Dorothy L. Dayle
Notary Public

PARTIAL RELEASE OF MORTGAGE

The above described premises are hereby released and discharged from a certain mortgage from Donald A. Muzzy and Irma W. Muzzy to the Mascoma Savings Bank, dated October 10, 1961 and recorded in the Grafton County Registry of Deeds in Book 963, Page 207, but said mortgage remains in full force and effect as to the remaining premises.

Dated this 6th day of March, 1968.

MASCOMA SAVINGS BANK

By Ruben O. Cole, Grant Vice Pres.
Duly Authorized

Received and Recorded
March 12, 1968 8:30 A.M.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF LEBANON, a municipal corporation in the County of Grafton and State of New Hampshire, existing under the laws of the State of New Hampshire, for consideration paid, grants to Donald A. Muzzy and Irma W. Muzzy, husband and wife, both of said Lebanon, as joint tenants with right of survivorship, with QUITCLAIM covenants;

A certain parcel of land located in Lebanon, County of Grafton, State of New Hampshire, located westerly of other land of the Grantees herein and bounded and described as follows:

Beginning at an existing iron pin as shown on a certain Plan entitled "Parcel Transfer Donald A. & Irma W. Muzzy - City of Lebanon, Freeman Ave., Lebanon, N. H., Sept. 19, 1967, K. A. LeClair Assoc., Inc. C.E. Hanover, N. H. Proj. No. 67967" recorded herewith.

Thence turning at an interior angle $14^{\circ} 51'$ and running 100.6 feet along other land of the Grantor to an iron pin;

Thence turning at an interior angle of $77^{\circ} 46'$ and running 25.8 feet to a stake and the northwesterly corner of another parcel of land conveyed by the Grantees to the City of Lebanon and as shown on said Plan;

Thence turning at an interior angle of $87^{\circ} 23'$ and running 98.4 feet to the point of beginning.

The above described parcel is intended to include 1,270 square feet.

Meaning and intending hereby to convey a portion of the premises conveyed to the Grantor herein by Kenneth R. Spaulding and Eunice L. Spaulding, by deed dated December 14, 1954, recorded in the Grafton County Registry of Deeds in Book 860, Page 191.

The conveyance of the above described premises by the Grantor was duly authorized by a Vote of the Lebanon City Council, dated _____, 1968 and duly recorded in the Lebanon City Records.

The consideration for this deed is less than One Hundred Dollars.

IN WITNESS WHEREOF, the CITY OF LEBANON has hereunto caused its hand and seal to be affixed, this _____ day of _____, 1968.

Witness:

CITY OF LEBANON

By _____

City Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
Grafton County, ss. _____

, 1968

Personally appeared Kenneth D. Boehner, who acknowledged himself to be the City Manager of the City of Lebanon, a municipal corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the City by himself.

Before me,

Justice of the Peace
Notary Public

LAW OFFICES OF
TESREAU, STEBBINS & JOHNSON
NATIONAL BANK BUILDING
LEBANON, NEW HAMPSHIRE
03766

CHARLES F. TESREAU
S. JOHN STEBBINS
WILLIAM R. JOHNSON
DAVID H. BRADLEY
LAURENCE F. GARDNER

TELEPHONE
AREA CODE 603
LEBANON OFFICE
448-2211
HANOVER OFFICE
643-3737

January 24, 1968

Mr. Kenneth D. Boehner
City Manager
Lebanon, New Hampshire

Re: Donald A. & Irma W. Muzzy Property
Lebanon, New Hampshire

Dear Mr. Boehner:

As you requested, an examination of title was made as to the property owned by Mr. and Mrs. Donald A. Muzzy, portion of which is being conveyed to the City. This examination at the Grafton County Registry of Deeds covered a period from November 1, 1943 to January 22, 1968 at 4 p.m.

The premises which were the subject of the title examination, are described in a deed from Allen R. and Nora T. Kidder to Mr. and Mrs. Muzzy dated January 26, 1950 and recorded in Book 874, Page 296 in said Records.

On the basis of the above described examination of title, it is my opinion that title now vests in Donald A. and Irma W. Muzzy, as joint tenants, subject to:

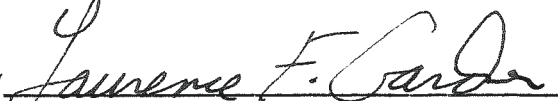
(1) A right of way reserved in a deed from George M. and Mary C. Cilbrith to the Mascoma Savings Bank, dated December 28, 1935 and recorded in said Registry in Book 657, Page 231.

(2) An undischarged mortgage to the Mascoma Savings Bank from Mr. and Mrs. Muzzy dated October 10, 1961 and recorded in Book 963, Page 207.

(3) Whatever a view and accurate survey of the premises might reveal.

TESREAU, STEBBINS & JOHNSON

By


Laurence F. Gardner

LFG:gc

LAW OFFICES OF
TESREAU, STEBBINS & JOHNSON
NATIONAL BANK BUILDING
LEBANON, NEW HAMPSHIRE
03766

TELEPHONE
AREA CODE 603
LEBANON OFFICE
448-2211
HANOVER OFFICE
643-3737

CHARLES F. TESREAU
S. JOHN STEBBINS
WILLIAM R. JOHNSON
DAVID H. BRADLEY
LAURENCE F. GARDNER

January 24, 1968

Mr. Kenneth D. Boehner
City Manager
Lebanon, New Hampshire

Re: Muzzy Property Transfer

Dear Ken:

Enclosed are the following documents and instruments to carry out the transfer and exchange of deeds between the City and Mr. and Mrs. Donald A. Muzzy:

- (1) A quitclaim deed from Mr. and Mrs. Muzzy to the City. Please note that there is included a partial release of mortgage from the Mascoma Savings Bank, said mortgage being noted in the title report.
- (2) A quitclaim deed from the City to Mr. and Mrs. Muzzy.
- (3) A title opinion as to the real estate owned by Mr. and Mrs. Muzzy.
- (4) A draft of the Resolution of Lebanon City Council as to the exchange of property.

As this completes our services, I am enclosing our statement, only as to the title search on the Muzzy property.

OFFICE OF THE CITY ATTORNEY

By Laurence F. Gardner
Laurence F. Gardner

LFG:gc

Enclosures

**Agenda
Lebanon City Council
October 16, 2024**

10. New Business:

**10.B – Work Session: Overview and Presentation of the 2025-2030
Capital Improvements Program (CIP) and Capital Budget**

Background

At its meeting on July 22, 2024, the Planning Board reviewed the proposed Capital Improvement Program (CIP) for the six-year period of 2025-2030, discussing those projects that meet the definition of a CIP Item regardless of which year(s) the projects are proposed for funding. At the conclusion of the discussion, the Planning Board voted unanimously to approve and adopt the Capital Improvement Program for 2025-2030, and to submit Year 1 (2025) of the CIP as the Board's recommendation to the City Council for capital budget funding for 2025.

As part of the preparation and review of the annual budget, the City Manager, Planning & Development Department, and other City departments will be present on October 16, 2024, to review the 2025-2030 CIP, the recommended 2025 Capital Budget, and to answer any questions the City Council may have.

Action

The agenda item is for informational purposes only. No action is required by the Council.

Included in this Section:

1. 2025 Capital Improvements Plan Presentation
2. 2025-2030 Capital Improvements Program and Other Capital Projects packet

2025-2030 Capital Improvements Plan

City of Lebanon, New Hampshire

Capital Improvement Program

Developed and updated annually to review proposed budget expenditures relative to community's capital needs.

Prepared in accordance with statutory requirements (RSA 674:5-8) and based on and supportive of the goals of the Master Plan.

Required to cover at least 6 years to allow **community** to plan for upcoming large expenditures to avoid significant fluctuations in spending and tax rates to the extent feasible.

Although the annual budget is a Council responsibility, the Planning Board is responsible for preparing and adopting the CIP; it is first and foremost a planning document.

Must have adopted Master Plan to have a CIP; must have adopted CIP to have Impact Fees and Growth Management Ordinances.

Constantly evolving and changing throughout the preparation and review process.

Capital Improvement Program Items



Roads, Bridges, Greenways



Acquisition of land



Construction of new buildings & facilities valued in excess of \$100,000



Facilities engineering design and preconstruction costs in excess of \$100,000



Reconstruction of existing facilities resulting in more capacity for growth at a cost in excess of \$100,000

2024-2025 CIP Budget Comparison

2024

General Fund- \$48,092,610
Sewer Fund- \$300,000
Water Fund- \$150,000
Solid Waste Fund- \$916,000
Airport Fund- \$3,878,340

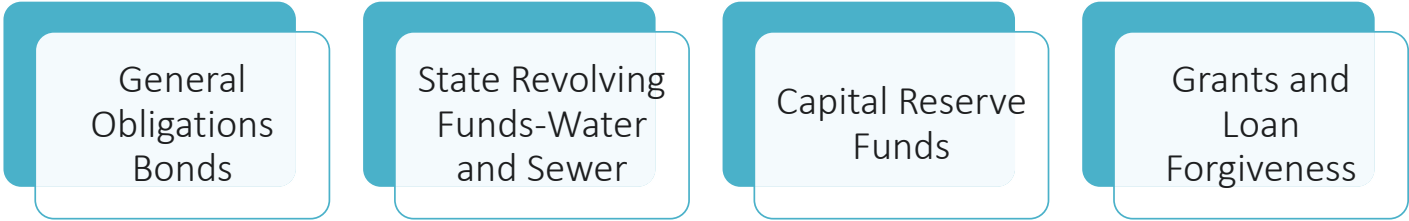
TOTAL - \$53,336,950

2025

General Fund- \$8,487,160
Sewer Fund- \$1,009,760
Water Fund- \$1,809,050
Solid Waste Fund- \$14,353,390
Airport Fund- \$0

TOTAL - \$25,659,360

CIP Funding Sources



General
Obligations
Bonds

State Revolving
Funds-Water
and Sewer

Capital Reserve
Funds

Grants and
Loan
Forgiveness

Long Term Plan-General Fund

6 Year Capital Improvements Plan

Debt Load Stabilization Plan

Leveling of the General Fund Debt.

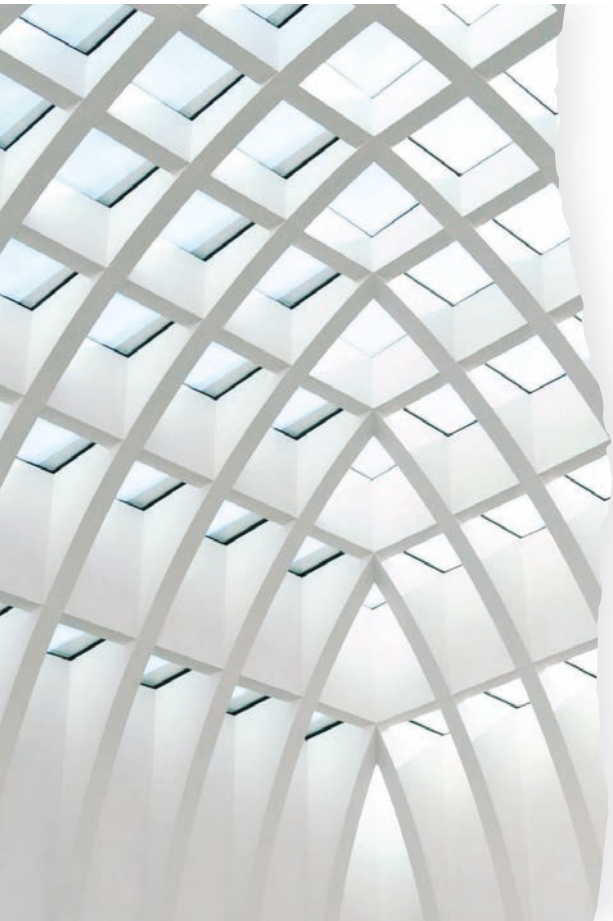
Limit new debt to the amount of debt being retired over the 6 Year period + CPI growth factor

Facilities

Streets and Bridges

Vehicles and Equipment





Rolling 6 -year period



The debt ceiling is calculated on a rolling six-year period based upon the CIP.

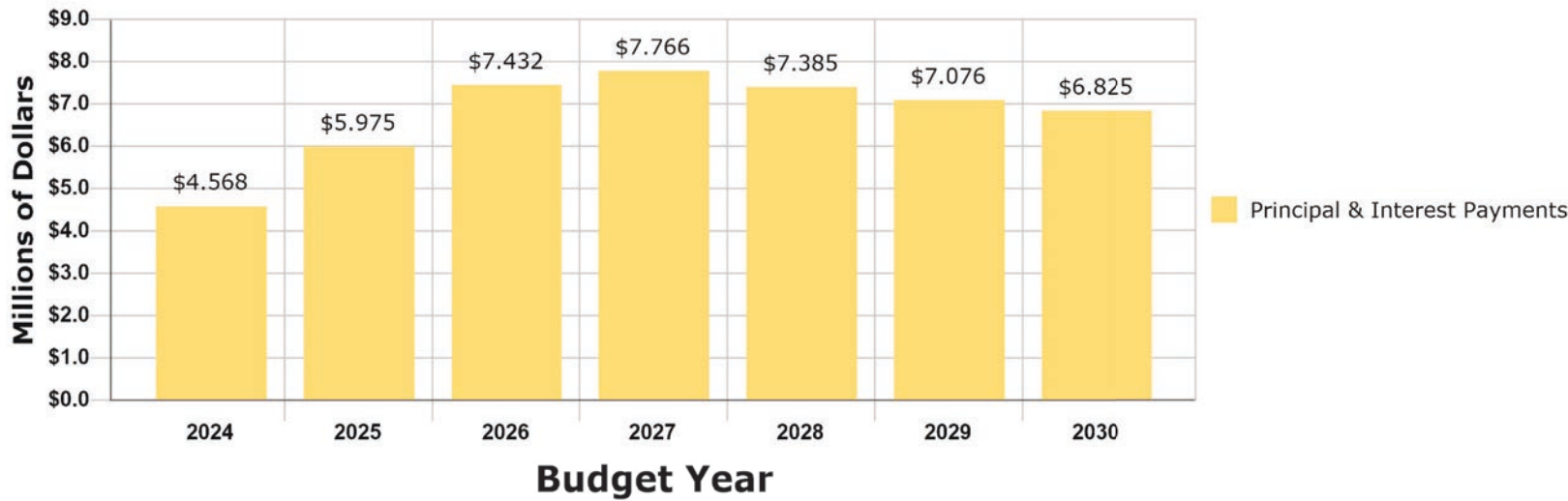


Debt attributable and paid by Tax Increment Finance Districts or Special Assessment Districts is not included in the debt ceiling



Large projects that cause exceedance of the debt ceiling would freeze incurring debt until the amount owed **is** below the ceiling.

General Fund Debt Service



Note: Projected Debt Service Cost based upon interest rates for present debt at various rates and new debt at 5% interest.

GENERAL FUND DEBT LIMITATIONS

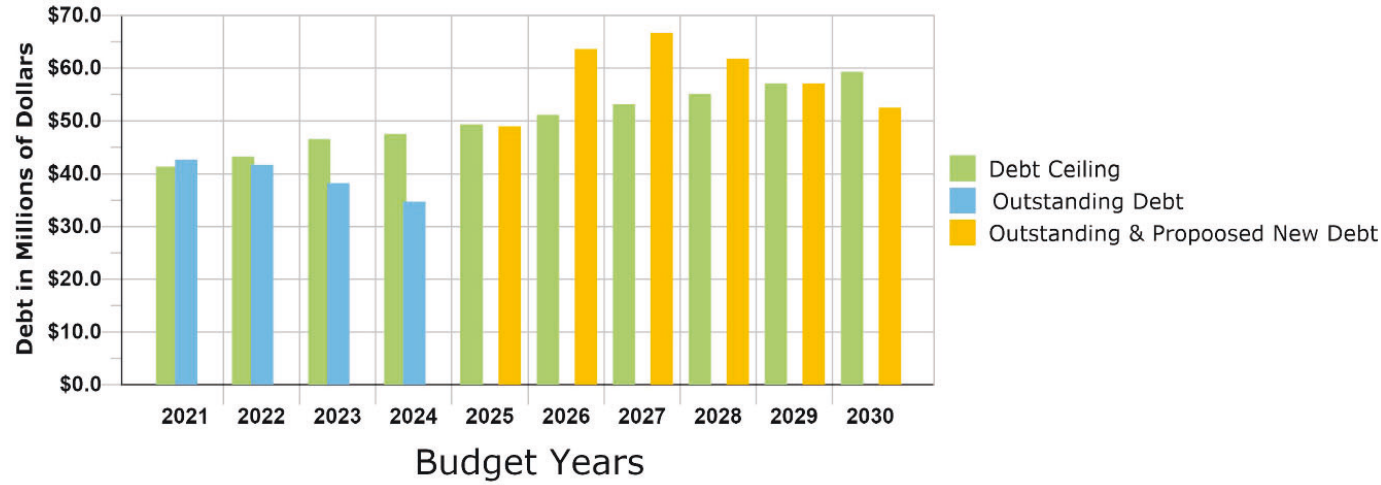
Statutory Debt Ceiling - \$110
Million

City Policy Debt Ceiling - \$48
Million

Debt Retirement

- 2024 \$3.4 Million
- 2025 \$4.08 Million

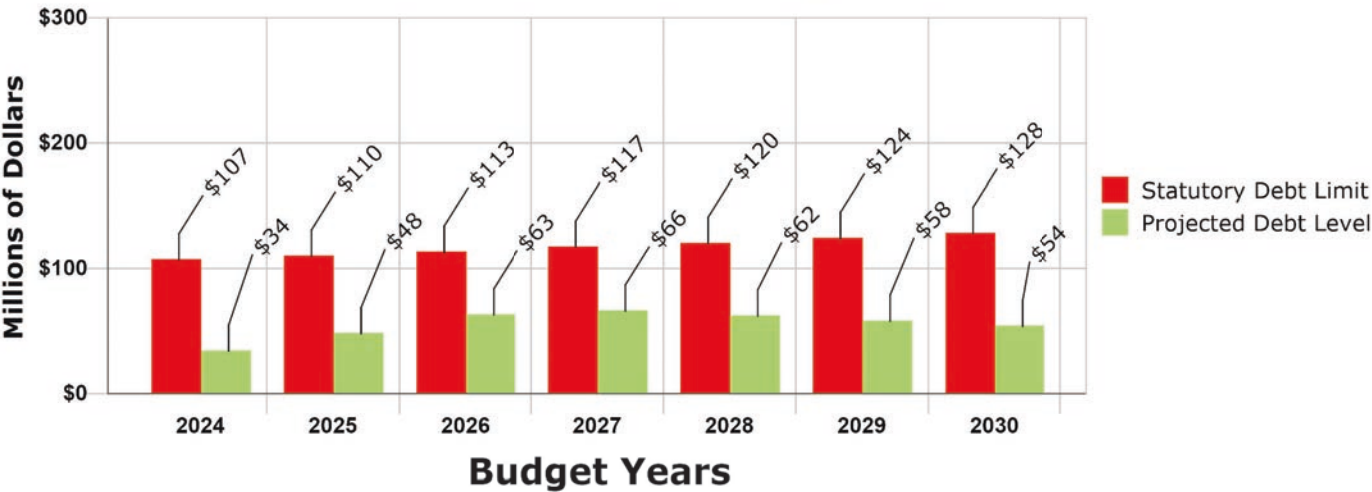
General Fund Debt



NOTES: 1. Debt Ceiling calculation for 2025-2030 is based on a projected CPI of 3.4%
2. The Orange Bar represents a combination of existing debt, approved but un-issued debt and proposed new debt.

Current Projected Debt Issuance (Projects in 2024-2029 CIP and Authorized Projects from Prior Years)										
Year of Completion	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
bond payments for unissued and projected included in line 10						\$18,822,790	\$ 7,861,140	\$ 1,322,720	\$ -	\$ 1,146,240
starting debt limit										
per policy										
Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Debt Limit	\$ 40,968,380	\$ 42,852,925	\$ 46,109,748	\$ 47,124,162	\$ 48,914,880	\$ 50,773,646	\$ 52,703,044	\$ 54,705,760	\$ 56,784,579	\$ 58,942,393
Outstanding Issued Debt and Projected	\$ 40,968,380	\$ 41,201,620	\$ 37,832,160	\$ 34,303,190	\$ 48,500,770	\$ 63,240,840	\$ 66,343,050	\$ 62,740,800	\$ 58,048,270	\$ 54,600,450
Debt Capacity	\$ -	\$ 1,651,305	\$ 8,277,588	\$ 12,820,972	\$ 414,110	\$ (12,467,194)	\$ (13,640,006)	\$ (8,035,040)	\$ (1,263,691)	\$ 4,341,943
Under (Over) Debt Limit		\$ 1,651,305	\$ 8,277,588	\$ 12,820,972	\$ 414,110	\$ (12,467,194)	\$ (13,640,006)	\$ (8,035,040)	\$ (1,263,691)	\$ 4,341,943

General Fund Statutory Debt Limits



NOTE: NH RSA 33:4-a limits a municipality's authority to borrow money by bonds to not exceed 3% of the assessed valuation of the City shown in red above. The green bar represents the City's actual and projected debt.



Long Term Plan-Sewer Fund



SEWER COLLECTION
SYSTEM
REHABILITATION



SEWER INTERCEPTOR
REHABILITATION



WWTF UPGRADES



VEHICLE & EQUIPMENT
REPLACEMENT

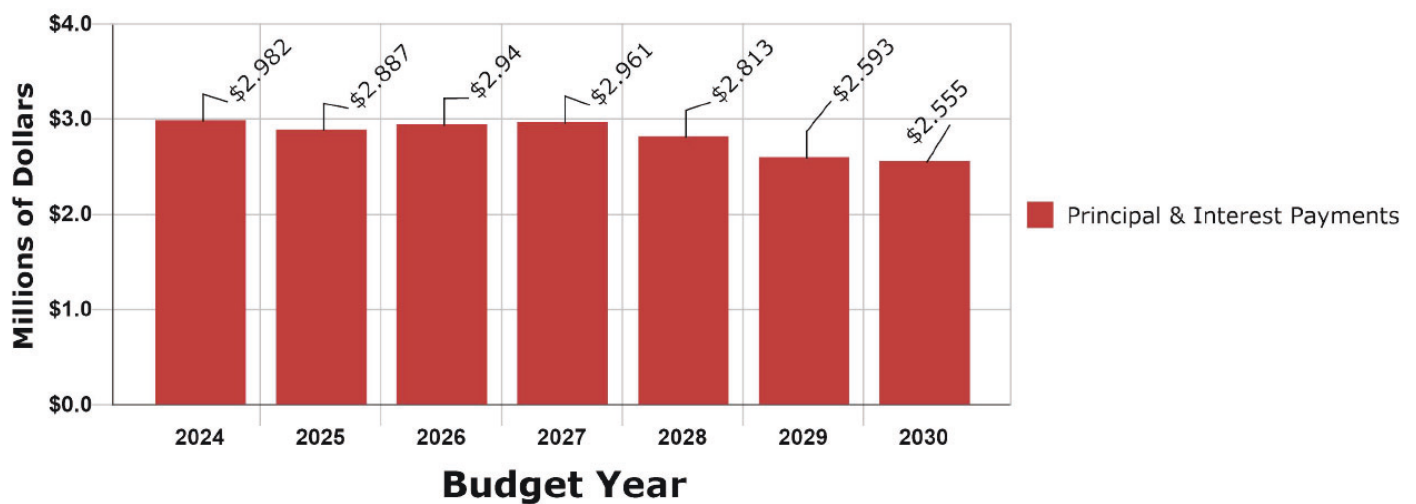
Projected Rate Increase

6% increase in sewer rates for 2025

5.2% increase in sewer rates for 2024



Sewer Fund Debt Service



Note: Projected Debt Service Cost based upon interest rates for present debt at various rates and new debt at 5% interest.

A photograph of a river flowing over mossy rocks. The water is white and frothy as it cascades over the dark, moss-covered stones. The background is a soft, out-of-focus green, suggesting a lush forest or park setting.

Long Term Plan-Water Fund

Secondary Water Supply

- New Water Source Well
- New Water Distribution System from the new well to the storage tanks

Distribution System Improvements

- Mack Ave. Project
- Kimball St./Forest Ave. Project
- Mechanic St. water line rehabilitation
- Gate Valves and Fire Hydrants

Projected Rate Increase 2025



8% Rate Increase for 2025



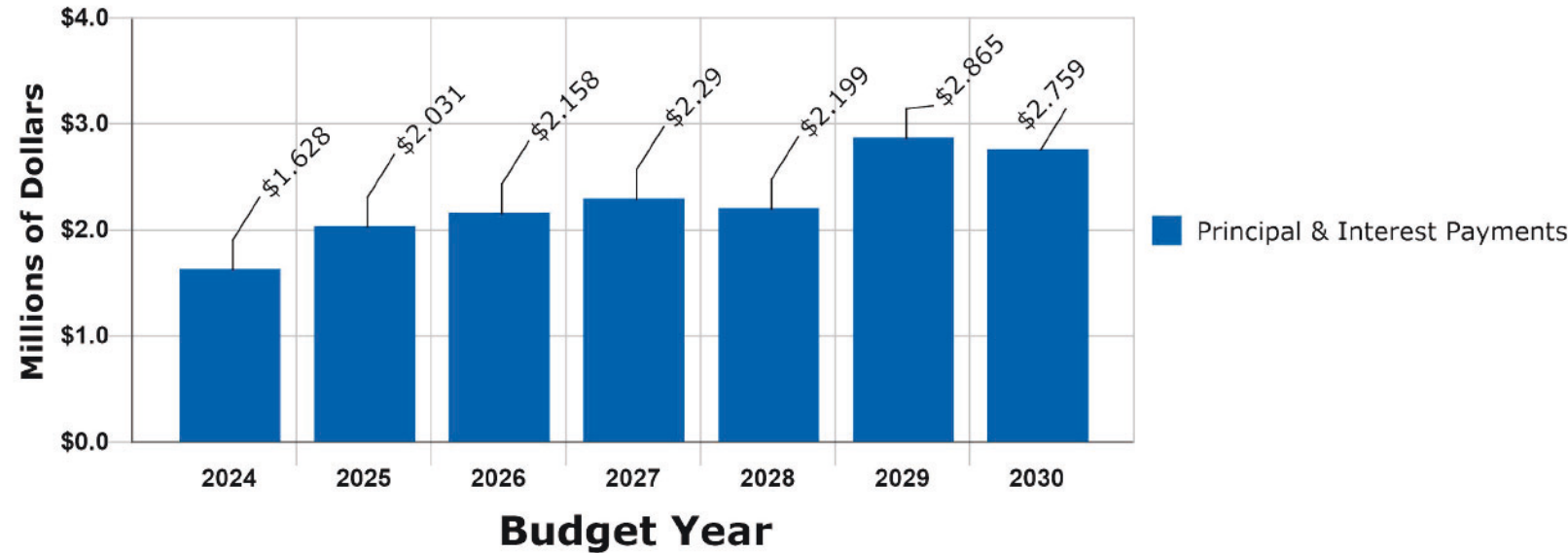
7.2% Rate Increase in 2024

Water fund Debt Management Plan started in 2024

The recently approved debt management structure includes a fixed component annual increase of 5% and a variable component added to that based upon the % increase of the CPI (started in January of 2024)

The development of the secondary water source well will require additional distribution system upgrades which have not been determined yet. This will exceed the debt limits when these projects begin.

Water Fund Debt Service



Note: Projected Debt Service Cost based upon interest rates for present debt at various rates and new debt at 5% interest.





Planned Improvements

Runway Safety Improvements

Localizer Relocation Project

North Air Carrier Apron
Rehabilitation

T-Hanger Project

Airport CIP Funding Sources

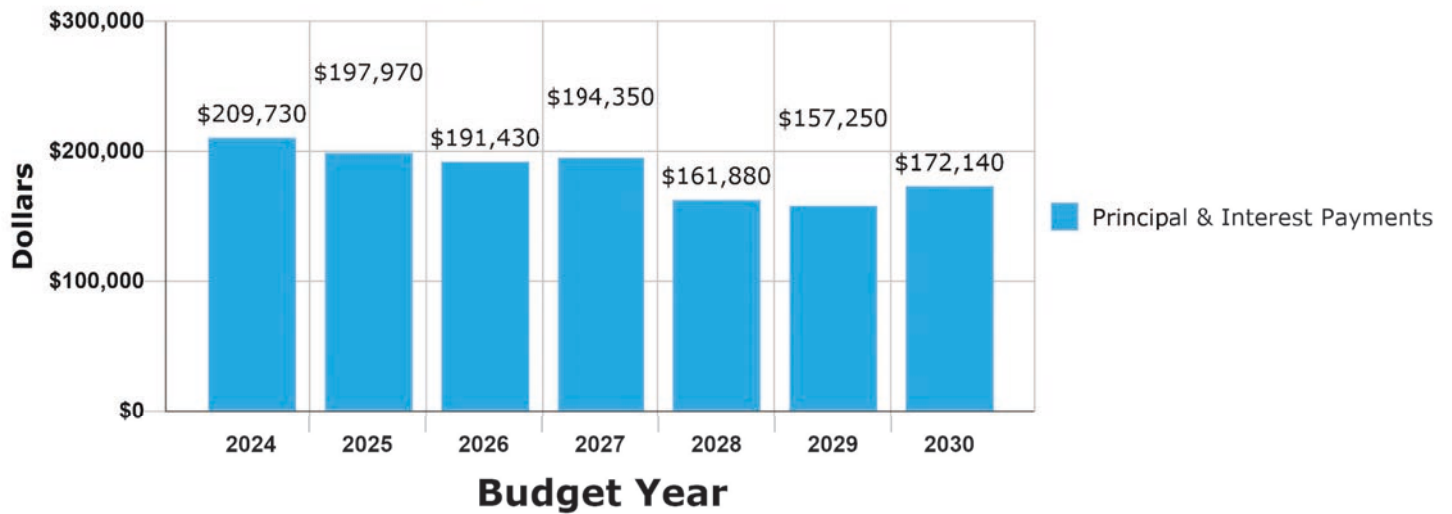
Federal portion 90%

State portion 5%

City portion 5%

ARPA funds will be used for the City
portion until exhausted

Airport Fund Debt Service



NOTE: Represents existing, approved but unissued debt and projected debt.



Long Term Plan-Solid Waste Fund



Priority Projects

Landfill Phase 3 & 4 Design and Construction

Phase 2 Capping Project

Gas Collection & Control System

Replacement of Vehicles & Equipment

PFAS & Emerging Contaminants



PRESENT DETECTABLE LEVELS OF PFAS
WILL LIKELY EXCEED FEDERAL & STATE
REGULATIONS IN THE FUTURE.



DISPOSAL AND DESTRUCTION
TECHNOLOGIES HAVE NOT BEEN
FULLY TESTED AT THIS TIME.



PROJECTED TO BE VERY EXPENSIVE TO
REMEDiate AND DISPOSE OF.

Solid Waste Fund



Debt limits are based upon the present and future capacity of the Solid Waste Facility to accept waste and generate the revenue from that waste to pay for operating expenses and debt service payments for the ensuing year and beyond.

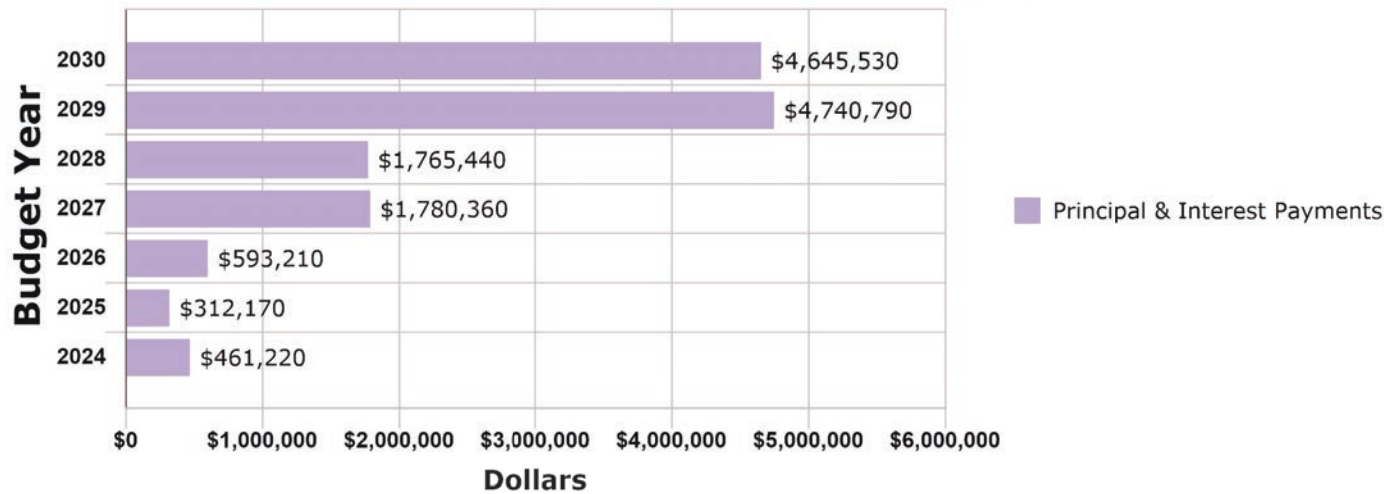


The period by which indebtedness may occur for any given project is limited to the useful life of the infrastructure asset.



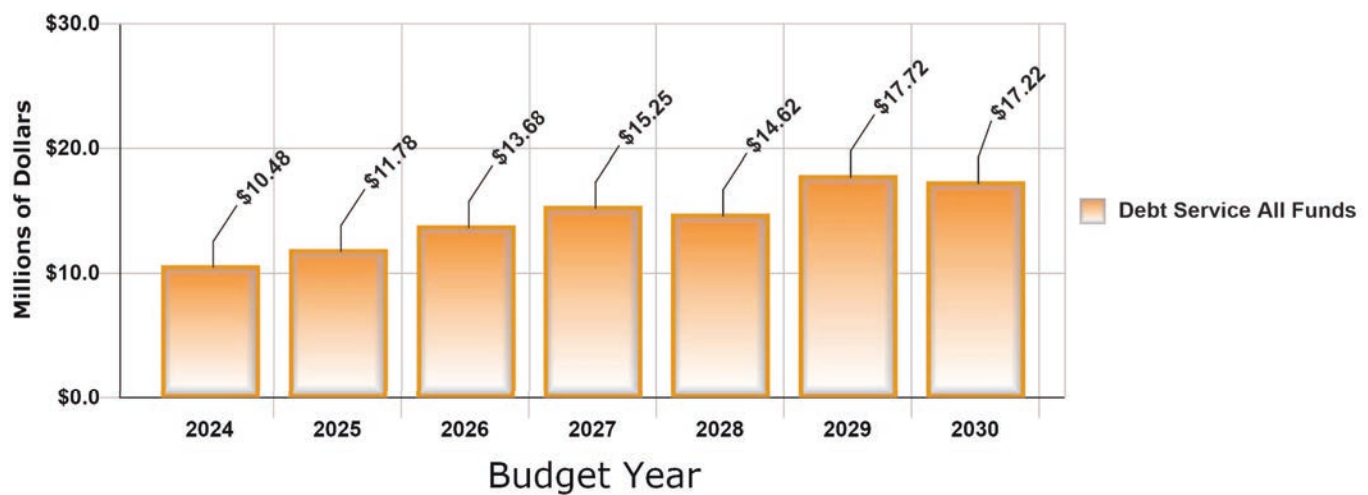
Situations where the state or federal government mandate by administrative or court order that action must be taken by the City that requires long term debt may require borrowing funds for periods beyond the useful life of the asset.

Solid Waste Fund Debt Service



Note: Projected Debt Service Cost based upon interest rates for present debt at various rates and new debt at 5% interest.

Total Debt Service All Funds



NOTE: Represents annual principal & Interest payments for all City funds: General Fund, Airport Fund, Water Fund, Sewer Fund, Solid Waste Fund.



CAPITAL
IMPROVEMENTS
PROGRAM
-AND-
OTHER CAPITAL
PROJECTS
2025-2030



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

CC: Shaun Mulholland, City Manager
David Brooks, Deputy City Manager
Vicki Lee, Finance Director

FROM: Tim Corwin, Deputy Planning & Development Director

RE: Capital Improvement Program – 2025-2030

DATE: October 7, 2024

Honorable Mayor and City Councilors,

At its meeting on July 22, 2024, the Planning Board reviewed the proposed Capital Improvement Program for 2025-2030, discussing those projects that meet the definition of a CIP Item regardless of which year(s) the projects are proposed for funding.

Once again, this year's CIP list includes projects anticipated for funding beyond the immediate 6-year time period in order to further enhance the usefulness of the CIP as a financial and community planning tool. Including projects beyond the typical 6-year time period is a component of the Council's Debt Management Policy (CC-107) and provides a preview of needed capital projects that cannot be funded in the immediate planning horizon.

The following CIP projects (which are listed in bold red text on the attached 2025 Capital Budget - DRAFT) were reviewed by the Planning Board:

<u>Department</u>	<u>Project Description</u>
Airport	Runway Safety Project 2027
Airport	Runway Safety Project 2029
Airport	Runway Safety Project 2030
Airport	2026 T-Hangar Construction
Fire	Fire Station 2 Replacement
Public Works	Route 120-Etna Rd-Old Etna Road Pedestrian Improvements
Public Works	South Main Street Bridge Replacement #062-117
Public Works	Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction
Public Works	Mechanic St Sidewalk - Buckingham Pl to Poverty Ln (Phase 1)
Public Works	Mechanic St Sidewalk - Rivermill Bus Stop to Slayton Hill Rd (Phase 3)
Public Works	Hanover Street Reconstruction- Route 120 to Mascoma Street
Public Works	Sachem Village to DHMC Connector Road and Multi-Use Path
Public Works	Meriden Road Safety Improvements
Planning & Development	Goodwin Conservation Area Land Pedestrian Bridge
Planning & Development	Safe Streets and Roads for All

Recreation, Arts, & Parks	Mascoma River Greenway Extension
Recreation, Arts, & Parks	Westboro Park
Recreation, Arts, & Parks	MRG to Mascoma Street Path
Public Works	Large Groundwater Well Development, Water Treatment Facility, and Infrastructure Improvements
Public Works	Landfill Phase 3-4 Design, Permitting, and Construction
Public Works	Landfill Site Improvements
Public Works	Partial Permanent and Temporary Capping Project

At the conclusion of the discussion, the Planning Board passed the following motion:

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves and adopts the Capital Improvement Program (CIP) for the six-year period of 2025 – 2030 as presented in the July 22, 2024 Planning Board Meeting Agenda and hereby submit year 2025 of the CIP as the Board's recommendation to the City Council for Capital Budget Funding for 2025.

Planning Board also wishes to acknowledge and highlight the importance of the CIP program and process as an essential component of the City's overall financial and community planning effort and as a mechanism for anticipating future facility and infrastructure requirements in order to ensure they are funded in a reasonable and systematic fashion.

The Motion was seconded by Andrew Faunce.

**The MOTION was approved (5-0).*

Attached for reference are copies of the Planning & Development Department's July 16th memorandum to the Planning Board and the minutes from the Planning Board meeting of July 22nd.

ATTACHMENTS

- Overview of the 2025-2030 Capital Improvements Program
- 2025 Capital Budget - DRAFT
- 2025 Capital project materials and information
- 2025-2030 School District CIP
- 7/16/24 Planning & Development Department memorandum to the Planning Board
- 2025-2030 CIP adopted by the Planning Board on July 22, 2024
- 7/22/24 Planning Board meeting minutes

OVERVIEW OF THE 2025-2030 CAPITAL IMPROVEMENTS PROGRAM

GENERAL

A six-year Capital Improvements Program (CIP) is developed and updated annually. The following pages contain the City of Lebanon's 2025-2030 CIP and other capital projects.

In reviewing the CIP, it should be kept in mind that it is one of the community's most important physical and financial planning tools. Proposals set forth in this CIP and succeeding CIPs influence the standard of facilities and services the City of Lebanon provides its citizens in the future. As such, careful analysis and evaluation is necessary if it is to serve as a rational planning guideline for necessary community improvements. It should be noted that no formal action is required by the City Council on financing for years two through six of the CIP (2026-2030); only year one (2025) will be considered as part of the approval process of the 2024 Budget by the City Council.

This 2025-2030 Capital Improvements Program is an essential component of the City's financial planning effort and provides the long-range perspective and framework for addressing its capital improvements needs. As a companion to the annual budget, the CIP provides the mechanism for anticipating future facility and infrastructure requirements and ensuring that they are funded in a responsible and systematic fashion. The cost of individual projects is based on the best estimates available at the time this plan was prepared; actual project costs are a function of detailed study by architects and engineers.

LEGAL BASIS FOR CAPITAL PROGRAMMING

The 2025-2030 CIP is prepared pursuant to RSA Chapter 674:5 - 674:8, which in summary, grants to the City Council, as the City's legislative body, the authority to authorize the Planning Board to prepare and amend a recommended Capital Improvements Program for submission to the City Council to assist in its consideration of the annual budget.

674:5 Authorization. – *In a municipality where the planning board has adopted a master plan, the local legislative body may authorize the planning board to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years. As an alternative, the legislative body may authorize the governing body of a municipality to appoint a capital improvement program committee, which shall include at least one member of the planning board and may include but not be limited to other members of the planning board, the budget committee, or the town or city governing body, to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years. The capital improvements program may encompass major projects being currently undertaken or future projects to be undertaken with federal, state, county and other public funds. The sole purpose and effect of the capital improvements program shall be to aid the mayor or selectmen and the budget committee in their consideration of the annual budget.*

-- Source. 1983, 447:1. 2002, 90:1, eff. July 2, 2002.

674:6 Purpose and Description. – *The capital improvements program shall classify projects according to the urgency and need for realization and shall recommend a time sequence for their implementation. The program may also contain the estimated cost of each project and indicate probable operating and maintenance costs and probable revenues, if any, as well as existing sources of funds or the need for additional sources of funds for the implementation and operation*

of each project. The program shall be based on information submitted by the departments and agencies of the municipality and shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls.

-- Source. 1983, 447:1, eff. Jan. 1, 1984.

674:7 Preparation. –

I. In preparing the capital improvements program, the planning board or the capital improvement program committee shall confer, in a manner deemed appropriate by the board or the committee, with the mayor or the board of selectmen, or the chief fiscal officer, the budget committee, other municipal officials and agencies, the school board or boards, and shall review the recommendations of the master plan in relation to the proposed capital improvements program.

II. Whenever the planning board or the capital improvement program committee is authorized and directed to prepare a capital improvements program, every municipal department, authority or agency, and every affected school district board, department or agency, shall, upon request of the planning board or the capital improvement program committee, transmit to the board or committee a statement of all capital projects it proposes to undertake during the term of the program. The planning board or the capital improvement program committee shall study each proposed capital project, and shall advise and make recommendations to the department, authority, agency, or school district board, department or agency, concerning the relation of its project to the capital improvements program being prepared.

-- Source. 1983, 447:1. 1995, 43:1. 2002, 90:2, eff. July 2, 2002.

674:8 Consideration by Mayor and Budget Committee. – Whenever the planning board or the capital improvement program committee has prepared a capital improvements program under RSA 674:7, it shall submit its recommendations for the current year to the mayor or selectmen and the budget committee, if one exists, for consideration as part of the annual budget.

-- Source. 1983, 447:1. 2002, 90:3, eff. July 2, 2002.

CAPITAL IMPROVEMENT PROGRAM ITEMS

For the purpose of the Planning Board's Capital Improvements Program, Capital Improvement Program Items (CIP Items) will be those items that pertain to planning and land use within the City only. CIP Items include:

- a) Any Physical Public Betterment and studies relative thereto with an estimated cost or value in excess of \$100,000;
- b) Acquisition of land, regardless of estimated cost;
- c) Construction of new buildings and facilities with an estimated value in excess of \$100,000;
- d) Facilities engineering design and other preconstruction costs in excess of \$100,000, unless such costs are part of a project that does not result in more capacity for growth;
- e) Reconstruction of existing facilities resulting in more capacity for City growth with an estimated cost or value in excess of \$100,000.

Capital items that are operational in scope, vehicles for example, are not considered to be CIP Items.

A **Physical Public Betterment** shall mean any new use of land or infrastructure that is for the benefit of the community. Excluded from this definition are operational maintenance and

improvements accruing a benefit to the community, which do not increase capacity for growth, for example resurfacing a road, fixing a sidewalk, and other in-kind repairs.

PLANNING BOARD

It is the Planning Board's responsibility to review, evaluate, rank, and revise the Capital Improvement Project List as presented by the Administration, and to develop the CIP with a view toward ensuring that proposed projects are compatible and complementary with the Master Plan.

REVIEW OF THE CIP

The CIP is drafted and reviewed according to the Capital Improvement Program Policy and Procedures document adopted by the Lebanon Planning Board on September 22, 2003 and revised on February 27, 2023. The procedure begins in February when the Planning Board evaluates the prior years' adopted Capital Budget and initiates the preliminary CIP Project List for the coming year and makes recommendations relevant to the CIP. In April, the Planning and Development Department distributes the preliminary CIP Project List and other materials to the departments and instructs them to prepare the description and documentation for each of the proposed projects for return to the Planning Department in May. In June, the Planning and Finance Departments and the City Manager review the submissions from the departments to analyze fiscal capacity and financial programming for the projects and submit the draft CIP to the Planning Board for evaluation in July. After review, the Planning Board shall adopt the CIP Project List and submit its recommendations along with the CIP to the City Council through the City Manager. A copy of the adopted CIP is also filed with the NH Office of Planning & Development in accordance with RSA 675:9.

The City's Finance Department will estimate the impacts of individual projects in terms of Operating Costs, Debt Service, and Tax Rate Impacts, where appropriate, as the CIP moves through the review process.

SCHOOL DISTRICT CIP

The Lebanon School District has been asked to provide the City with a copy of its Draft Facilities Improvements Plan for 2025-2030. With this information, the City can review proposed City capital expenditures along with proposed School District capital expenditures in order to better understand and evaluate the total impact on the community and to help maintain a level tax rate for the citizens of Lebanon.

CITY OF LEBANON, NH
2025-2030 CAPITAL IMPROVEMENTS PROGRAM (CIP) -
ADOPTED BY THE PLANNING BOARD ON 7/22/24

Department	Project Name	Total Appropriated	Prior to 2025	2025-2030	2025	2026	2027	2028	2029	2030	2031+
AIRPORT FUND											
AIR	<i>Runway Safety Project 2027</i>	\$16,943,340	\$12,693,340	\$4,250,000	\$0	\$1,000,000	\$3,250,000	\$0	\$0	\$0	
AIR	<i>Runway Safety Project 2029</i>	\$3,900,000	\$0	\$3,900,000	\$0	\$0	\$0	\$1,000,000	\$2,900,000	\$0	
AIR	<i>Runway Safety Project 2030</i>	\$1,000,000	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$5,700,000
AIR	<i>2026 T-Hangar Construction</i>	\$3,003,000	\$0	\$3,003,000	\$0	\$3,003,000	\$0	\$0	\$0	\$0	
	TOTAL AIRPORT	\$24,846,340	\$12,693,340	\$12,153,000	\$0	\$4,003,000	\$3,250,000	\$1,000,000	\$2,900,000	\$1,000,000	\$5,700,000
GENERAL FUND											
FACILITIES											
FIRE	<i>Fire Station 2 Replacement</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,500,000
DPW	City Hall Renovations Phase 5	\$6,998,600	\$6,998,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720,000
FLEET & EQUIPMENT											
FIRE	Ambulance Replacement	\$1,370,000	\$0	\$1,370,000	\$0	\$0	\$450,000	\$0	\$460,000	\$460,000	
FIRE	Personal Protective Equipment	\$483,000	\$210,000	\$273,000	\$0	\$0	\$0	\$0	\$273,000	\$0	
FIRE	Remaining Apparatus Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800,000
DPW	Fleet Replacement	\$4,725,000	\$0	\$4,725,000	\$905,000	\$320,000	\$810,000	\$775,000	\$725,000	\$1,190,000	
ROADS & BRIDGES											
DPW	<i>Route 120-Etna-Old Etna Road Pedestrian Improvements</i>	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
DPW	<i>South Main Street Bridge Replacement #062-117</i>	\$21,079,510	\$16,923,150	\$4,156,360	\$4,156,360	\$0	\$0	\$0	\$0	\$0	
DPW	Hanover Street/Route 120 Bridge Replacement #121-117	\$2,675,000	\$325,000	\$2,350,000	\$2,350,000	\$0	\$0	\$0	\$0	\$0	
DPW	Mack Avenue Infrastructure Improvements	\$80,000	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$778,750
DPW	Estabrook Circle and Maple Street Stormwater Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
DPW	<i>Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction</i>	\$5,576,610	\$425,000	\$5,151,610	\$367,000	\$0	\$36,000		\$4,748,610	\$0	
DPW	<i>Mechanic St Sidewalk - Buckingham Pl to Poverty Ln (Phase 1)</i>	\$1,633,060	\$0	\$1,633,060	\$0	\$217,740	\$1,415,320	\$0	\$0	\$0	
DPW	<i>Mechanic St Sidewalk - Rivermill Bus Stop to Slayton Hill Rd (Phase 3)</i>	\$1,909,990	\$0	\$1,909,990	\$0	\$253,240	\$1,656,750	\$0	\$0	\$0	
DPW	<i>Hanover Street Reconstruction - Route 120 to Mascoma Street</i>	\$513,590	\$0	\$513,590	\$0	\$0	\$513,590	\$0	\$0	\$0	\$5,401,960
DPW	Green Street and Shaw Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,674,350
DPW	Elm Street and Union Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,529,240
DPW	<i>Sachem Village to DHMC Connector Road and Multi-Use Path</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,571,000
DPW	<i>Meriden Road Safety Improvements</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635,200
PLN	<i>Goodwin Conservation Area Land Pedestrian Bridge</i>	\$120,000	\$0	\$120,000	\$0	\$120,000	\$0	\$0	\$0	\$0	
PLANS & STUDIES											
PLN	<i>Safe Streets and Roads for All</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
OTHER											
DPW	Phase 1 Solar Project Buyout	\$275,800	\$0	\$275,800	\$275,800	\$0	\$0	\$0	\$0	\$0	
DPW	Cemetery/Church St. Retaining Wall	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000
REC	<i>Mascoma River Greenway Extension</i>	\$2,400,000	\$32,000	\$2,368,000	\$433,000	\$1,508,000	\$429,000	\$0	\$0	\$0	
REC	<i>Westboro Park</i>	\$1,878,000	\$77,000	\$1,801,000	\$0	\$77,000	\$1,724,000	\$0	\$0	\$0	
REC	<i>MRG to Mascoma Street Path</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,000
REC	Northern Rail Trail Retaining Wall	\$275,000	\$0	\$275,000	\$0	\$275,000	\$0	\$0	\$0	\$0	
	TOTAL GENERAL FUND	\$52,243,160	\$25,320,750	\$26,922,410	\$8,487,160	\$2,768,980	\$7,034,660	\$775,000	\$6,206,610	\$1,650,000	\$41,193,500

CITY OF LEBANON, NH
2025-2030 CAPITAL IMPROVEMENTS PROGRAM (CIP) -
ADOPTED BY THE PLANNING BOARD ON 7/22/24

Department	Project Name	Total Appropriated	Prior to 2025	2025-2030	2025	2026	2027	2028	2029	2030	2031+
WATER FUND											
	Large Groundwater Well Development, Water Treatment Facility, and Infrastructure Improvements										
DPW-WATER		\$17,310,000	\$470,000	\$16,840,000	\$1,440,000	\$0	\$15,400,000	\$0	\$0	\$0	
DPW-WATER	<i>Hanover Street Reconstruction - Route 120 to Mascoma Street</i>	\$35,420	\$0	\$35,420	\$0	\$0	\$35,420	\$0	\$0	\$0	\$899,200
DPW-WATER	<i>Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction</i>	\$85,520	\$0	\$85,520	\$0	\$0	\$0	\$0	\$85,520	\$0	
DPW-WATER	Fleet Replacement	\$305,000	\$0	\$305,000	\$75,000	\$0	\$0	\$0	\$0	\$230,000	
DPW-WATER	Phase 1 Solar Project Buyout	\$369,050	\$0	\$369,050	\$369,050	\$0	\$0	\$0	\$0	\$0	
DPW-WATER	Mack Avenue Infrastructure Improvements	\$80,000	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$667,500
DPW-WATER	Estabrook Circle and Maple Street Stormwater Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000
DPW-WATER	Spring Street West Water Main Replacement	\$275,000	\$0	\$275,000	\$0	\$0	\$0	\$0	\$0	\$275,000	
DPW-WATER	Farnum Hill Tank – Water Age and Quality	\$389,640	\$0	\$389,640	\$0	\$389,640	\$0	\$0	\$0	\$0	
DPW-WATER	Green Street and Shaw Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,292,300
DPW-WATER	Elm Street and Union Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,167,923
DPW-WATER	Water Meter Upgrade	\$929,000	\$0	\$929,000	\$0	\$0	\$0	\$0	\$0	\$929,000	
	TOTAL WATER FUND	\$19,778,630	\$550,000	\$19,228,630	\$1,884,050	\$389,640	\$15,435,420	\$0	\$85,520	\$1,434,000	\$6,776,923
SEWER FUND											
DPW-SEWER	Westboro Stormwater Holding Facility Demo	\$150,000	\$0	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	
DPW-SEWER	<i>Hanover Street Reconstruction - Route 120 to Mascoma Street</i>	\$41,320	\$0	\$41,320	\$0	\$0	\$41,320	\$0	\$0	\$0	\$1,049,060
DPW-SEWER	Phase 1 Solar Project Buyout	\$359,760	\$0	\$359,760	\$359,760	\$0	\$0	\$0	\$0	\$0	
DPW-SEWER	<i>Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction</i>	\$106,880	\$0	\$106,880	\$0	\$0	\$0	\$0	\$106,880	\$0	
DPW-SEWER	Fleet Replacement	\$1,003,120	\$0	\$1,003,120	\$155,120	\$418,000	\$0	\$0	\$300,000	\$130,000	
DPW-SEWER	Mack Avenue Infrastructure Improvements	\$80,000	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$778,750
DPW-SEWER	Estabrook Circle and Maple Street Stormwater Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,000
DPW-SEWER	Water Meter Upgrade	\$929,000	\$0	\$929,000	\$0	\$0	\$0	\$0	\$0	\$929,000	
DPW-SEWER	Green Street and Shaw Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,674,350
DPW-SEWER	Elm Street and Union Street Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,529,240
	TOTAL SEWER FUND	\$2,670,080	\$80,000	\$2,590,080	\$664,880	\$418,000	\$41,320	\$0	\$406,880	\$1,059,000	\$7,781,400
SOLID WASTE FUND											
DPW-SOLID	<i>Landfill Phase 3-4 Design, Permitting, and Construction</i>	\$17,370,000	\$1,500,000	\$15,870,000	\$34,000	\$267,000	\$15,300,000	\$0	\$269,000	\$0	\$40,000,000
DPW-SOLID	<i>Landfill Site Improvements</i>	\$546,000	\$116,000	\$430,000	\$430,000	\$0	\$0	\$0	\$0	\$0	
DPW-SOLID	Fleet Replacement	\$3,107,000	\$0	\$3,107,000	\$1,392,000	\$0	\$90,000	\$225,000	\$450,000	\$950,000	
DPW-SOLID	Phase 1 Solar Project Buyout	\$235,390	\$0	\$235,390	\$235,390	\$0	\$0	\$0	\$0	\$0	
DPW-SOLID	<i>Partial Permanent and Temporary Capping Project</i>	\$13,756,000	\$0	\$13,756,000	\$12,262,000	\$0	\$1,494,000	\$0	\$0	\$0	
	TOTAL SOLID WASTE FUND	\$35,014,390	\$1,616,000	\$33,398,390	\$14,353,390	\$267,000	\$16,884,000	\$225,000	\$719,000	\$950,000	\$40,000,000
	TOTAL CITY CAPITAL IMPROVEMENTS PROGRAM	\$134,552,600	\$40,260,090	\$94,292,510	\$25,389,480	\$7,846,620	\$42,645,400	\$2,000,000	\$10,318,010	\$6,083,000	\$101,451,823
	TOTAL LEBANON SCHOOL DISTRICT CAPITAL IMPROVEMENTS PROGRAM			\$5,143,600	\$1,948,100	\$662,850	\$799,500	\$555,800	\$683,350	\$494,000	
	TOTAL 2025 - 2030 CAPITAL IMPROVEMENTS PROGRAM			\$99,436,110	\$27,337,580	\$8,509,470	\$43,444,900	\$2,555,800	\$11,001,360	\$6,587,000	

bold italicized project names reviewed by Planning Board as CIP Program Items.

2025-2030 CIP - Unfunded Projects List

Department	Project Name	Cost
<u>GENERAL FUND</u>		
<u>FACILITIES</u>		
FIRE	Fire Station 2 Replacement	\$11,500,000
DPW	City Hall Renovations Phase 5	\$720,000
<u>FLEET & EQUIPMENT</u>		
FIRE	Remaining Apparatus Replacement	\$9,800,000
<u>ROADS & BRIDGES</u>		
DPW	Route 120–Etna–Old Etna Road Pedestrian Improvements	\$1,200,000
DPW	South Main Street Bridge Replacement #062-117	
DPW	Mack Avenue Infrastructure Improvements	\$778,750
DPW	Estabrook Circle and Maple Street Stormwater Improvements	\$1,000,000
DPW	Hanover Street Reconstruction - Route 120 to Mascoma Street	\$5,401,960
DPW	Green Street and Shaw Street Reconstruction	\$2,674,350
DPW	Elm Street and Union Street Reconstruction	\$2,529,240
DPW	Sachem Village to DHMC Connector Road and Multi-Use Path	\$3,571,000
DPW	Meriden Road Safety Improvements	\$635,200
<u>PLANS & STUDIES</u>		
PLN	Safe Streets and Roads for All	\$600,000
<u>OTHER</u>		
DPW	Cemetery/Church St. Retaining Wall	\$375,000
REC	MRG to Mascoma Street Path	\$408,000
	GENERAL FUND	\$41,193,500
<u>AIRPORT FUND</u>		
AIR	Runway Safety Project 2030	\$5,700,000
	AIRPORT FUND	\$5,700,000
<u>WATER FUND</u>		
DPW-WATER	Hanover Street Reconstruction - Route 120 to Mascoma Street	\$899,200
DPW-WATER	Mack Avenue Infrastructure Improvements	\$667,500
DPW-WATER	Estabrook Circle and Maple Street Stormwater Improvements	\$750,000
DPW-WATER	Green Street and Shaw Street Reconstruction	\$2,292,300
DPW-WATER	Elm Street and Union Street Reconstruction	\$2,167,920
	WATER FUND	\$6,776,920
<u>SEWER FUND</u>		
DPW-SEWER	Hanover Street Reconstruction - Route 120 to Mascoma Street	\$1,049,060
DPW-SEWER	Mack Avenue Infrastructure Improvements	\$778,750
DPW-SEWER	Estabrook Circle and Maple Street Stormwater Improvements	\$750,000
DPW-SEWER	Green Street and Shaw Street Reconstruction	\$2,674,350
DPW-SEWER	Elm Street and Union Street Reconstruction	\$2,529,240
	SEWER FUND	\$7,781,400
<u>SOLID WASTE FUND</u>		
DPW-SOLID	Landfill Phase 3-4 Design, Permitting, and Construction	\$40,000,000
	SOLID WASTE FUND	\$40,000,000
TOTAL UNFUNDED CITY CAPITAL IMPROVEMENTS PROGRAM		<u>\$101,451,820</u>

City of Lebanon, NH
2025 Capital Budget - **DRAFT**

Department	Project Name	2025	Bonds/Note Proceeds/Debt	Existing Funds from CRF	Transfers to CIP	Other (SAD, sale proceeds, etc)	Inter-governmental Grants
	GENERAL FUND						
FLEET & EQUIPMENT							
DPW	Fleet Replacement	\$905,000		\$905,000			
ROADS & BRIDGES							
DPW	<i>South Main Street Bridge Replacement #062-117</i>	\$4,156,360	\$982,650				\$3,173,710
DPW	Hanover Street/Route 120 Bridge Replacement #121-117	\$2,350,000	\$81,000			\$389,000	\$1,880,000
DPW	<i>Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction</i>	\$367,000	\$73,400				\$293,600
OTHER							
DPW	Phase 1 Solar Project Buyout	\$275,800	\$275,800				
REC	<i>Mascoma River Greenway Extension</i>	\$433,000				\$86,000	\$347,000
	TOTAL GENERAL FUND	\$8,487,160	\$1,412,850	\$905,000	\$0	\$475,000	\$5,694,310
	WATER FUND						
	<i>Large Groundwater Well Development, Water Treatment Facility, and Infrastructure Improvements</i>						
DPW-WATER		\$1,440,000	\$1,440,000				
DPW-WATER	Phase 1 Solar Project Buyout	\$369,050	\$369,050				
	TOTAL WATER FUND	\$1,809,050	\$1,809,050	\$0	\$0	\$0	\$0
	SEWER FUND						
DPW-SEWER	Westboro Stormwater Holding Facility Demo	\$150,000	\$150,000				
DPW-SEWER	Phase 1 Solar Project Buyout	\$359,760	\$359,760				
DPW-SEWER	Fleet Replacement	\$500,000	\$500,000				
	TOTAL SEWER FUND	\$1,009,760	\$1,009,760	\$0	\$0	\$0	\$0
	SOLID WASTE FUND						
DPW-SOLID	<i>Landfill Phase 3-4 Design, Permitting, and Construction</i>	\$34,000	\$34,000				
DPW-SOLID	<i>Landfill Site Improvements</i>	\$430,000	\$430,000				
DPW-SOLID	Fleet Replacement	\$1,392,000	\$1,392,000				
DPW-SOLID	Phase 1 Solar Project Buyout	\$235,390	\$235,390				
NEW-DPW-SOLID	<i>Partial Permanent and Temporary Capping Project</i>	\$12,262,000	\$12,626,000				
	TOTAL SOLID WASTE FUND	\$14,353,390	\$14,717,390	\$0	\$0	\$0	\$0
	TOTAL 2025 CITY CAPITAL IMPROVEMENTS PROGRAM	\$25,659,360	\$18,949,050	\$905,000	\$0	\$475,000	\$5,694,310

2025 CAPITAL BUDGET PROJECT

**FLEET
REPLACEMENT**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works – Maintenance Services, Solid Waste Facilities, Sewer Fund and Water Fund
2. **PROJECT TITLE & NUMBER:** Fleet Replacement
3. **PURPOSE OF PROJECT REQUEST FORM:** Maintain a reliable Public Works Fleet that meets current mission requirements.
4. **DEPARTMENT PRIORITY:** Maintenance of existing fleet and to improve efficiency
5. **LOCATION:** Various – Highway, Sewer, Water and Solid Waste
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The Fleet Replacement Plan that had been utilized is a continuation of a Fleet Replacement Plan that evaluates equipment assigned to the fleet in comparison to the current mission. Life cycle time and other factors such as cost of operations and reliability are used as the primary basis for the replacement plan.

The fleet replacement plan includes the entire DPW fleet including Highway & Operations, Water, Sewer and Solid Waste. The entire fleet list for Operations & Highway, Water, Sewer and Solid Waste and the recommended 5-year replacement plan is provided in attachment no 1.

The CIP 2025 proposes **\$2,797,000.** of equipment leases/purchases:

DPW O&M: (\$905,000)

#27 Industrial Grade Chipper (replaces 2005) \$90,000
#8 6 Wheeler Trk (replaces 2013) \$280,000
#29 Sidewalk Tractor with attachments (replaces 2017) \$250,000
#33 Hot Box (replaces a 2003) \$65,000
#36 Utility Trailer-Cemetery (replaces 2013) \$15,000
#64 WL32 Wacher with Snowblower (replaces 2005 skidsteer) \$140,000
#68 Enclosed 14' Trailer-Paint Trailer (replaces 1992) \$15,000
#92 Hybrid car (replaces 09 taurus) \$50,000

Solid Waste: (\$1,392,000)

Compactor (replaces 2018) \$1,392,000

2025-2030 Capital Improvement Program

Sewer: (\$500,000.00 (\$500,000 proposed for 2025 Capital Budget))

#17 Vac Truck (without sweeper) \$500,000

Water: (\$0.00)

These pieces of equipment are critical to the daily operations and snow removal operations of DPW.

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2:

7. FINANCIAL PLAN AND PROJECT SCHEDULE

				2025	2026	2027	2028	2029	2030	2025-2030
EXPENDITURES										
Design/Engineering				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property/Equipment Acquisition				<u>\$2,797,000</u>	<u>\$1,018,000</u>	<u>\$900,000</u>	<u>\$1,000,000</u>	<u>\$1,475,000</u>	<u>\$2,470,000</u>	<u>\$9,660,000</u>
TOTAL				<u>\$2,797,000</u>	<u>\$1,018,000</u>	<u>\$900,000</u>	<u>\$1,000,000</u>	<u>\$1,475,000</u>	<u>\$2,470,000</u>	<u>\$9,660,000</u>
FUNDING										\$0
Current (Operating Budget)										
Specify Fund: Sewer Operating Budget Payments/Purchase				\$0	\$0	\$0	\$0	\$0	\$30,000	<u>\$30,000</u>
Specify Fund: Water Operating Budget Payments/Purchase				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify Fund: SW Operating Budget Payments/Purchase				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify Fund: GF Operating Budget Payments/Purchase					\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Debt										
Supported by: Taxes Gfund				\$905,000	\$320,000	\$810,000	\$775,000	\$725,000	\$1,190,000	<u>\$4,725,000</u>
Supported by: Water Rates Wfund				\$0	\$0	\$100,000	\$0	\$0	\$230,000	<u>\$330,000</u>
Supported by: Sewer Rates Sfund				\$500,000	\$418,000	\$0	\$0	\$300,000	\$100,000	<u>\$1,318,000</u>
Supported by: Solid Waste				\$1,392,000	\$0	\$90,000	\$225,000	\$450,000	\$950,000	<u>\$3,107,000</u>
Supported by:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Supported by:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Capital Reserve Fund										
Specify Fund: Sewer				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify Fund: Water				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify Fund: SW				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Grants										
Specify: NHDOT				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify: FAA				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify: NHDOT Bureau of Aeronautics				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Existing Funds										
Specify: Water Investment Fees				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify: Public Facilities Impact Fees				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Other										
Specify: Private Contributions				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	<u>\$0</u>
TOTAL				<u>\$2,797,000</u>	<u>\$738,000</u>	<u>\$1,000,000</u>	<u>\$1,000,000</u>	<u>\$1,475,000</u>	<u>\$2,500,000</u>	<u>\$9,510,000</u>

2025 CAPITAL BUDGET PROJECT

**SOUTH MAIN
STREET BRIDGE
REPLACEMENT**

2025 - 2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works
2. **PROJECT TITLE:** South Main Street Bridge Dry Bridge # 062/117
3. **PURPOSE OF PROJECT REQUEST FORM:** Maintain City's Infrastructure: Meet traffic demands and improve traffic flow.
4. **DEPARTMENT PRIORITY:** Maintenance - continuation
5. **LOCATION:** South Main Street West Lebanon
6. **PROJECT DESCRIPTION/JUSTIFICATION:** Replace / widen the South Main Street Dry Bridge (Rt. 12A) over the railroad right-way.

The South Main Street Bridge was constructed in 1949. This bridge is narrow and does not meet current capacity needs. The NHDOT has determined that this is a "Red-Listed" (structurally deficient) bridge. NHDOT last inspected this bridge in late 2023 and determined that it is currently safe for traffic. However, their report reiterated significant deficiencies and again noted the deterioration of the concrete and metal fatigue of the bridge. The bridge rail has been temporarily repaired to help with the immediate needs of protecting pedestrian and vehicular traffic. This will stay in place until such time that a new bridge is constructed.

The replacement of this bridge is eligible for up to 80% bridge aid from NHDOT and Federal Aid funds as well as State Aid Bridge. The total project cost estimate for the life of the project is \$21M. This cost is broken down as below, as follows: "participating" indicates that NHDOT will pay for a percentage of the total costs. "non-participating" indicates 100 percent City costs. Note that the engineers have estimated a longer project duration of 24 to 28 months, which affects project costs:

Preliminary Design (total costs)	\$ 447,664 participating
	\$ 597,072 non-participating
Final Design (total costs)	\$ 554,764 participating
	\$17,000 non-participating

2025 - 2030 Capital Improvement Program

Right-of-Way	\$50,000 participating
	\$673,000 non-participating
Total Construction Cost	\$15,430,000 participating
	\$50,000 non-participating
Construction Engineering	\$16,850,000 participating
	\$160,000 non-participating
Total projected cost (2024 construction)	\$21,079,500
Percentage of NHDOT participation	69.4%
State Share:	\$14,622,365
City Share:	\$6,452,663

Note that \$2.6M of the total cost is attributable to the access road improvements. The improved access road will service the future development of the northern rail property. The project is currently planned to be constructed with the railroad closed, which saves approximately \$500,000 in railroad flagger costs. However, the City will have to participate in construction of a railroad transloading facility to allow the railroad to temporarily close. The projected total cost of the transloading facility is \$250,000, of which the City would be responsible for 20 percent. The project and project costs include limited watermain replacement, right-of-way acquisition, and building demolition.

The City received NEPA approval and approval to move to final design and bidding phase (PS&E Phase) as of June 2023. The programmed years for construction are currently 2025 and 2026. The City previously allocated \$16,923,152 with a balance of \$14,698,843 as of March 2024. An additional allocation of **\$4,156,349** in total funds is requested for year 2025.

A revised NHDOT project agreement amendment was received in April 2023 totaling \$16.125M. This agreement will need to be updated based on the most recent cost estimates.

2025 - 2030 Capital Improvement Program



Rte 12A/So Main Street Bridge

2025 - 2030 Capital Improvement Program

PROJECT REQUEST FORM #2 -South Main Street Bridge Replacement #062-117

7. FINANCIAL PLAN AND PROJECT SCHEDULE

		Previous Allocation	\$ 16,923,152	2025	2026	2027	2028	2029	2030	2025-2030
EXPENDITURES										
Design/Engineering		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation		\$ 4,156,349		\$ 4,156,349	\$0	\$0	\$0	\$0	\$0	\$ 4,156,349
Property/Equipment Acquisition (already acquired)		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL			\$4,156,349	\$0	\$0	\$0	\$0	\$0	\$0
FUNDING										
Current (Operating Budget)	General Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Supported by:	Taxes	Gfund	\$982,646	\$0	\$0	\$0	\$0	\$0	\$982,646
	Supported by:	Water Rates	Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Sewer Rates	Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Water Debt -	Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	Specify:	NHDOT Grant		\$2,883,776	\$0	\$0	\$0	\$0	\$0	\$2,883,776
	Specify:	FAA		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	NHDOT State Aid Grant		\$289,927	\$0	\$0	\$0	\$0	\$0	\$289,927
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds	Specify:	Water Investment Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	Public Facilities Impact Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Specify:	Private Contributions		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL			\$4,156,349	\$0	\$0	\$0	\$0	\$0	\$0

2025 CAPITAL BUDGET PROJECT

HANOVER STREET/ ROUTE 120 BRIDGE REPLACEMENT

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1-

1. **DEPARTMENT:** Public Works
2. **PROJECT TITLE & NUMBER:** Hanover Street/Route 120 Bridge #121-117
3. **PURPOSE OF PROJECT REQUEST FORM:** Maintaining the City's infrastructure and replacement of the Red-listed Bridge
4. **DEPARTMENT PRIORITY:** Maintenance of Bridge for Public Infrastructure and Safety to the Travelling public.
5. **LOCATION:** Hanover Street (Route 120) connecting to the Municipal Parking Lot and Tunnel and Pedestrian Walk (bridge is over the old NH railroad).
6. **PROJECT DESCRIPTION/JUSTIFICATION:** Replace Hanover Street / Route 120 Bridge over the railroad right-a-way (connected to the Lebanon Downtown Tunnel).

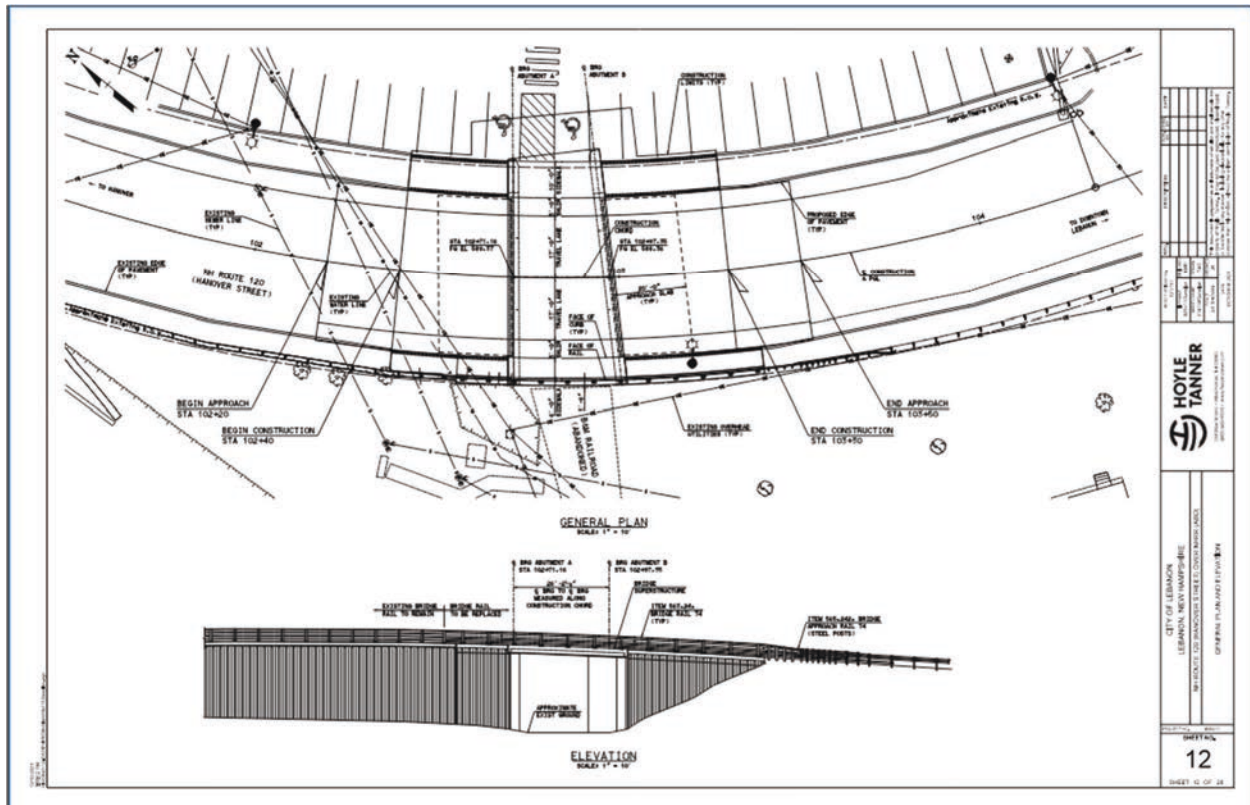
This NHDOT State Bridge #121/117 (#24222) was constructed in 1969 and is in poor condition. It is inspected every 6 months by NHDOT. This bridge is on the Municipal Red-list. This Bridge is eligible for up to 80% NHDOT funding through the State Aid Bridge

An Engineering Study and preliminary plans can be found at the Department of Public Works including a current cost estimate. The City has already appropriated \$325,000 for this project. The recommended bridge rehabilitation option chosen from the Engineering Study Phase cost estimate is \$2,350,000 including engineering oversight during construction, up slightly from the 2023 estimate.

The PS&E phase is ongoing, and construction is proposed for 2026 (the construction is proposed to be delayed until the year after the Mechanic Street Round-About project is completed to coordinate traffic detours).

Presently, in the NHDOT 10-year plan, the NHDOT has its 80% share of \$1,782,998 funding for \$1,426,398. The City's cost estimate is as shown on Form 2 and these amounts will be reconciled with DOT when project construction bids are received. The NHDOT has funds allocated for the original design but has not accounted for inflation. The project will be funded under the Municipal Off-system Bridge Replacement and Rehabilitation (MOBRR) which requires NEPA permitting, Buy America, and use of Davis Bacon Wage Rates during construction. The City will request additional funding due to inflation as year 2026 draws near and the project is ready for final approval and advertisement for bids from NHDOT.

2025-2030 Capital Improvement Program



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Hanover Street/Route 120 Bridge Replacement #121-117

7. FINANCIAL PLAN AND PROJECT SCHEDULE

				<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2025-2030</u>
EXPENDITURES										
		Previous Allocation:	\$325,000							
Design/Engineering:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation:		\$2,000,000 Construction + \$300,000 Const Eng		\$2,300,000	\$0	\$0	\$0	\$0	\$0	\$2,300,000
Property/Equipment Acquisition				\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
		TOTAL		\$2,350,000	\$0	\$0	\$0	\$0	\$0	\$2,350,000
FUNDING										
Current (Operating Budget)		Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt		Supported by:	Taxes Gfund	\$66,000	\$0	\$0	\$0	\$0	\$0	\$66,000
		Supported by:	Water Rates Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Supported by:	Sewer Rates Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Supported by:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund		Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants										
		Specify:	NHDOT	\$1,880,000	\$0	\$0	\$0	\$0	\$0	\$1,880,000
		Specify:	FAA	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	NHDOT Bureau of Aeronautics	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds										
		Specify:	Water Investment Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	Public Facilities Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other										
		Specify:	Private Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	One time Bridge Payment (State Aide) Restricted Acc	\$404,000	\$0	\$0	\$0	\$0	\$0	\$404,000
		Specify:	1230-4311-0010-3508-0098-1230	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0
		TOTAL		\$2,350,000	\$0	\$0	\$0	\$0	\$0	\$2,350,000

2025 CAPITAL BUDGET PROJECT

**MECHANIC ST/
SLAYTON HILL RD/
MASCOMA ST
INTERSECTION
RECONSTRUCTION**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works
2. **PROJECT TITLE & NUMBER:** Mechanic Street/Slayton Hill Road/Mascoma Street Intersection Reconstruction
3. **PURPOSE OF PROJECT REQUEST FORM:** Modification-Continuation of the ongoing project
4. **DEPARTMENT PRIORITY:** Maintenance and will improve efficiency, safety, and improve multi-modal transit, (Bike, pedestrian, vehicle, EMS and transit)
5. **LOCATION:** Mechanic Street/Slayton Hill Road/Mascoma St. Intersection
6. **PROJECT DESCRIPTION/JUSTIFICATION:** Improvements to Mechanic Street have been in the State's 10-year plan since 1998. An Engineering Study was conducted for the Mechanic Street corridor, from just east of the Interstate 89 Exit 19 southbound ramps to approximately 200-feet east of the High Street intersection at the Mascoma Street bridge, in 2018. Walkabouts, public outreach, and informational meetings were held as part of the study stage to gain public input and select a preferred alternative to present to the State. Due to the cost of the entire corridor project, and lack of funding, the State requested that the City consider separating the project into phases. There are currently two phases included in the 10-year plan. Phase 1 is the Mechanic Street/Mascoma Street/High Street Roundabout project (separate CIP project) and Phase 2 is the Mechanic Street/Slayton Hill Road/Mascoma Street Intersection project.

In April 2019, the Upper Valley Lake Sunapee Regional Planning Commission voted to recommend a roundabout at the Mechanic Street/Slayton Hill Road intersection, with a new pedestrian bridge along the Mascoma River Greenway, to the NHDOT. The project is estimated to cost \$5.35M. The project is municipally managed and receives up to 80% Federal funding by reimbursement. The States 10-year plan includes \$4.91M for the project. The NHDOT will pay 80% of the \$4.91M or \$3.93M. The City is responsible for 100% of the difference between the estimated project cost and the 10-year plan amount which is \$1.42M. The City may have an opportunity to seek other funding sources to supplement the unfunded portion of the project from programs such as TAP funds given the pedestrian safety concerns associated with the underpass and connectivity issues.

If the City would like to pursue the continuation of the Mechanic Street corridor reconstruction beyond the Phases 1 and 2 roundabouts, the NHDOT has indicated that the City would need to apply for the future phases/segments in a future 10-year plan. The

2025-2030 Capital Improvement Program

City is proposing separate CIP sidewalk projects along Mechanic Street from Rivermill to Slayton Hill Road and Buckingham Place to Poverty Lane.

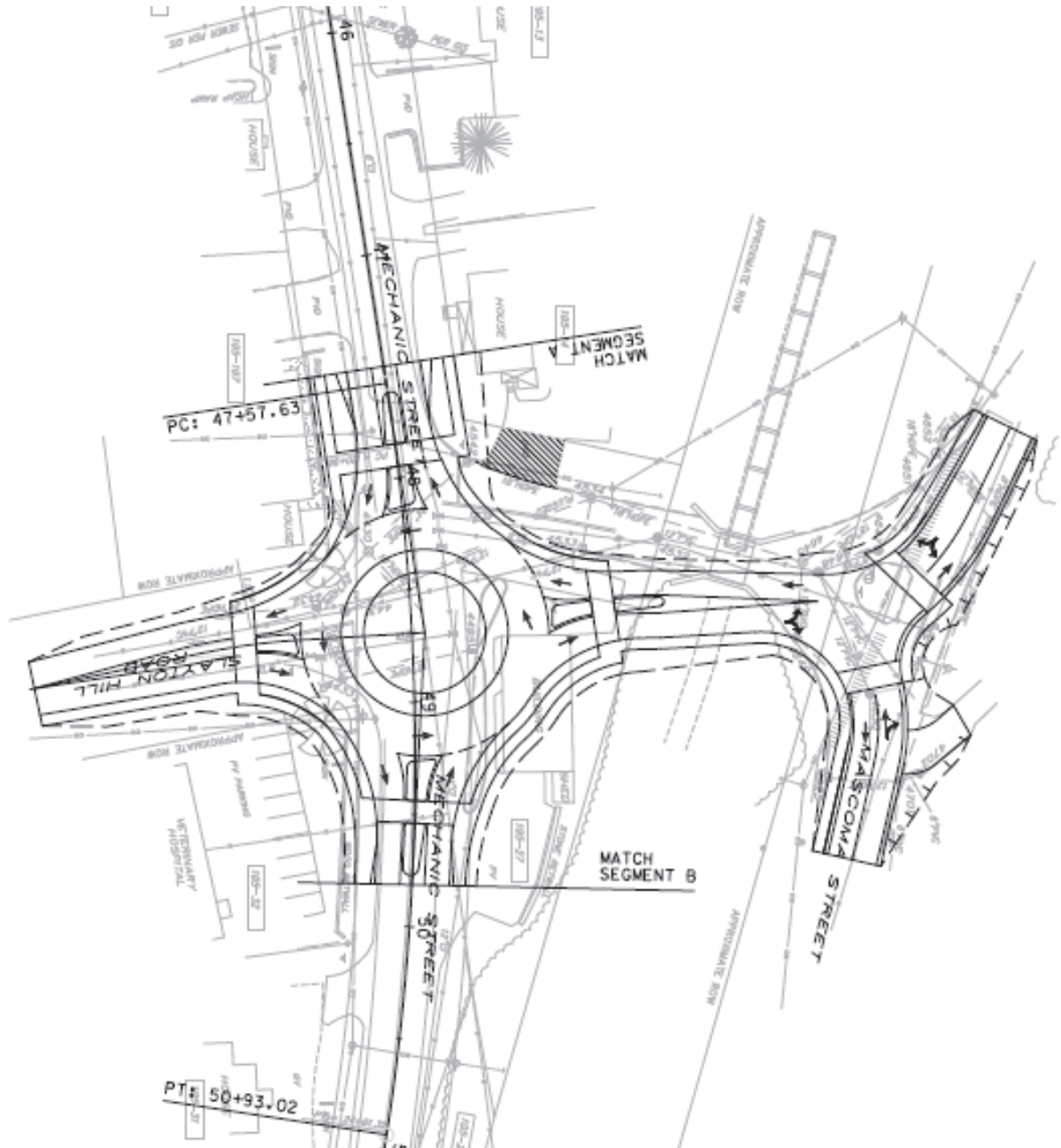
Lebanon's Master Plan calls for sidewalks and bicycle facilities throughout the City including a route from Mechanic Street to West Lebanon. The Master Plan also calls for enhancement of pedestrian transportation as well as multimodal transportation. The Mechanic Street/Slayton Hill Road/Mascoma Street Intersection project includes these improvements.

The 2025-2030 CIP reflects the funding needed for the Mechanic Street/Slayton Hill Road/Mascoma Street Intersection project including \$367K in Engineering/Design costs in 2025, \$36K in ROW costs in 2027, and \$4.94M in construction costs in 2029.



Slayton Hill at the Mechanic Street Intersection

2025-2030 Capital Improvement Program



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Mechanic Street/Slayton Hill Road/Mascoma Street Intersection Reconstruction

7. FINANCIAL PLAN AND PROJECT SCHEDULE

		Previous Appropria	2025	2026	2027	2028	2029	2030	2025-2030
EXPENDITURES									
Design/Engineering			\$367,000	\$0	\$0	\$0	\$0	\$0	\$367,000
Construction/Implementation			\$0	\$0	\$0	\$0	\$4,941,000	\$0	\$4,941,000
Property/Equipment Acquisition			\$0	\$0	\$36,000	\$0	\$0	\$0	\$36,000
		TOTAL	\$367,000	\$0	\$36,000	\$0	\$4,941,000	\$0	\$5,344,000
FUNDING									
Current (Operating Budget)		Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt		Supported by: Taxes Gfund	\$73,400	\$0	\$7,200	\$0	\$1,146,237	\$0	\$1,226,837
		Supported by: Water Rates Wfund	\$0	\$0	\$0	\$0	\$85,517	\$0	\$85,517
		Supported by: Sewer Rates Sfund	\$0	\$0	\$0	\$0	\$106,875	\$0	\$106,875
		Supported by:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Supported by:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Supported by:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund		Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants (80%of \$4,712,731)		Specify: NHDOT	\$293,600	\$0	\$28,800	\$0	\$3,602,371	\$0	\$3,924,771
		Specify: FAA	\$0		\$0		\$0	\$0	\$0
		Specify: NHDOT Bureau of Aeronautics	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds		Specify: Water Investment Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify: Public Facilities Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other		Specify: Private Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		TOTAL	\$367,000	\$0	\$36,000	\$0	\$4,941,000	\$0	\$5,344,000

2025 CAPITAL BUDGET PROJECT

PHASE 1 SOLAR PROJECT BUYOUT

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

This form includes basic information for each department project request. It must be completed for each project whether for a **NEW PROJECT**, a **MODIFICATION OF AN EXISTING PROJECT**, **CONTINUATION OF AN ON-GOING PROJECT**, or **CANCELLATION OF A PREVIOUSLY APPROVED PROJECT**.

See accompanying instructions.

1. **DEPARTMENT:** DPW
2. **PROJECT TITLE & NUMBER:** Phase 1 Solar Project Buyout
3. **PURPOSE OF PROJECT REQUEST FORM:** The City has entered into a Power Purchase Agreement (PPA) in 2019 with ReVision Solar Impact Partners (a solar developer-financier) for the Phase 1 solar project on seven (7) City sites. Phase 2 was/is two solar arrays at the Valley Cemetery Building and Civic Memorial Fieldhouse. Phase 3 is planned to be a large number of solar arrays spread across the city with the intention of meeting as much of the City's electric load through solar as possible. The purpose of this CIP is to offer the City Council an opportunity to reduce overall costs to the City by purchasing the seven solar arrays of the Phase 1 project at the first available opportunity (2025) and financing the purchase through a 20-year bond.
4. **DEPARTMENT PRIORITY:** Maintenance and Improve Efficiency
5. **LOCATION:**
 - Kilton Library
 - Wastewater Treatment Plant (two locations)
 - Landfill Recycling and Maintenance Garage (two locations)
 - Police Station
 - DPW Administration Building
 - DPW Maintenance Garage
6. **PROJECT DESCRIPTION/JUSTIFICATION:**

The Power Purchase Agreement (PPA) is with ReVision/Wishcamper for 777 kW DC (699 kW AC) of solar photovoltaics divided between the seven sites listed above. The project is estimated to supply 855,452 kWh of electricity in 2025, year six of the contract, and has an estimated annual average savings to the City that has ranged from \$35,600 in 2020 to \$85,142 in 2023.

2025-2030 Capital Improvement Program

Below are two options with regard to the solar project. They assume an average electricity inflation rate of 5%, a PPA escalation rate of 2% starting in year three, and a solar production degradation rate of 0.5% per year, or 17.8% over 40 years. Electricity cost comparison is made to current electricity prices including the added cost that the City is paying in 2024 for green electricity through CPCNH: 21.52¢ per kWh for February through July. This CIP assumes a NH Bond Bank rate of 3.4% (Jan. 2024).

Base Case

It is estimated¹ that Lebanon would spend the following for the equivalent amount of electricity if the city did not enter into the solar PPA with ReVision, based on the amount of electricity that would be offset by the proposed solar arrays:

20 Year Electricity Costs (2021 estimates):	\$5,760,704
40 Year Electricity Costs (2021 estimates):	\$19,587,552

Option 1: PPA with No Buyout

The City never exercises the buyout option but continues under the PPA for the next 20 years. Lebanon would see the following projected savings over the next 20 years of electricity costs: 20-year net savings PPA vs. Reg. Rates:

20-Year Project Savings – Continued PPA:	\$3,642,248
20-Year Net Present Value – Continued PPA:	\$2,441,339

Option 2: Buyout of the PPA at Year Six (2025)

The City exercises the buyout option of the PPA at the first available opportunity – year six (Jan., 2025). Lebanon would see the following projected savings over the next 20 years over and above the net savings from the PPA:

20-Year Project Savings – Buyout vs. PPA:	\$1,106,047
20-Year Net Present Value – Buyout vs. PPA:	\$718,604

The following list is additional information pertinent to Option 2 under 25- and 40-year time horizons:

Total Construction/Installation Cost of Project:	\$2,045,000
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¹ These calculations were revised in 2024 based on updated projections of future electricity costs.

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Year Six Buyout Price 2025 (est.²):	\$1,240,000
Average Ann. Savings Years 6-25, w/REC Sales (4/2024 est.):	\$237,415
Annual O&M, Ave.:	\$18,795
20-Year Project Savings, Buyout vs. No Solar, w/REC Sales:	\$4,748,295
40-Year Project Savings, Buyout vs. PPA ³ , w/REC Sales:	\$14,932,895
20-Year Total NPV of Phase 1 Solar Project with Buyout:	\$3,159,943

This Phase 2 Solar CIP proposal is based on option 2: PPA with Buyout in Year 2025, because this option has the potential to bring the City the greatest value over the long term under most normal circumstances.

The Question of Renewable Energy Credits

It is assumed in all of the values above that RECs will be sold as a revenue stream. If the City wants to be able to say that it is using renewable electricity, then we will need to retire the RECs from the system and that value stream will be lost.

Average Annual REC ⁴ Revenue Years 6-25:	\$52,195
20-Year Net Present Value of the RECs Sales:	\$713,205

Sensitivity Analysis – Lower Solar Production

2023 was a cloudy year, especially during the high solar producing summer months. Solar production on the Phase 1 arrays was correspondingly low: 759,323 kWh or roughly 11.2% below the contracted estimate. If we take the 2023 production as our new baseline we get the following values:

Average Annual Savings Years 6-25 (4/2024 estimates):	\$199,182
20-Year Project Savings, with Buyout vs. Continued PPA:	\$750,686

² Buyout price is contractually determined as the greater of: 1) fair market value, or 2) the buyout schedule as shown in the Power Purchase Agreement for the project. We have used the PPA prices in this CIP.

³ This assumes the solar panels last 40 years and degrade at no more than their warranted degradation rate of 0.5% per yr.

⁴ Renewable Energy Credits, available for sale by the system's owner.

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40-Year Project Savings, with Buyout vs. Continued PPA ⁵ :	\$13,023,781
Net Present Value After Buyout, w/REC sales, Years 6-25:	\$470,525
Net Present Value, City retires the RECs, Years 6-25:	\$633,060

Sensitivity Analysis – REC Value Does Not Increase

Renewable Energy Credits' value is notoriously difficult to forecast. In a discussion with Clifton Below on this subject he recommended considering a scenario where REC prices remained constant. This is done in the spreadsheet tab 'REC Value Fixed.' The results of this scenario for the Buyout option vs. continued PPA, assuming the higher production levels in the first scenario, are the following values:

Average Ann. Savings Years 6-25, w/REC Sales (4/2024 est.):	\$217,044
Annual O&M, Ave.:	\$18,795
20-Year Project Savings, Buyout vs. No Solar, w/REC Sales:	\$4,340,887
20-Year Project Savings, Buyout vs. PPA, with REC Sales:	\$698,639
40-Year Project Savings, Buyout vs. PPA ⁶ , w/REC Sales:	\$14,525,487
20-Year Net Present Value of Buyout, w/REC Sales:	\$464,348

⁵ This assumes the solar panels last 40 years and degrade at no more than their warranted degradation rate of 0.5% per yr.

⁶ This assumes the solar panels last 40 years and degrade at no more than their warranted degradation rate of 0.5% per yr.

2025-2030 Capital Improvement Program



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Phase 1 Solar Project Buyout

7. FINANCIAL PLAN AND PROJECT SCHEDULE

				2025	2026	2027	2028	2029	2030	2025-2030
EXPENDITURES										
Design/Engineering				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property/Equipment Acquisition				\$1,240,000	\$0	\$0	\$0	\$0	\$0	\$1,240,000
TOTAL				\$1,240,000	\$0	\$0	\$0	\$0	\$0	\$1,240,000
FUNDING										
Current (Operating Budget)										
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supported by:		Taxes	Gfund	\$46,915	\$0	\$0	\$0	\$0	\$0	\$46,915
Supported by:		Water Rates	Wfund	\$369,048	\$0	\$0	\$0	\$0	\$0	\$369,048
Supported by:		Sewer Rates	Sfund	\$359,762	\$0	\$0	\$0	\$0	\$0	\$359,762
Supported by:		Library	Library	\$154,604	\$0	\$0	\$0	\$0	\$0	\$154,604
Supported by:		Police	GFund	\$74,283	\$0	\$0	\$0	\$0	\$0	\$74,283
Supported by:		Solidwaste	SWFund	\$235,387	\$0	\$0	\$0	\$0	\$0	\$235,387
Total General fund										
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify Fund:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:		NHDOT		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:		FAA		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:		NHDOT Bureau of Aeronautics		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:		Water Investment Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:		Public Facilities Impact Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:		Private Contributions		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specify:				\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL				\$1,240,000	\$0	\$0	\$0	\$0	\$0	\$1,240,000

2025 CAPITAL BUDGET PROJECT

**MASCOMA RIVER
GREENWAY
EXTENSION**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

This form includes basic information for each department project request. It must be completed for each project whether for a **NEW PROJECT**, a **MODIFICATION OF AN EXISTING PROJECT**, **CONTINUATION OF AN ON-GOING PROJECT**, or **CANCELLATION OF A PREVIOUSLY APPROVED PROJECT**.

See accompanying instructions.

1. **DEPARTMENT:** Recreation Arts & Parks
2. **PROJECT TITLE & NUMBER:** Mascoma River Greenway Extension
3. **PURPOSE OF PROJECT REQUEST FORM:** Continuation of an existing project
4. **DEPARTMENT PRIORITY:** Maintenance
5. **LOCATION:** Glen Road Western Terminus to Rt 12A
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The Mascoma River Greenway (MRG) is currently 2.3 miles long, but envisioned as a 4 mile long section of the Northern Rail Trail, already identified as a high recreation and transportation priority for the city. It follows the former Boston and Maine corridor from the previous terminus of the Northern Rail Trail at Spencer Street, and moves west to the current terminus at Glen Road. As a 10-12 foot wide paved path, completed in 2018, and hosting 240 users in an average day (according to UVLSRPC 2020 counts), the strategic East-West alignment provides residents and visitors a viable non-motorized method to both recreate and reach places they want to go. With the completion of this proposed expansion to 12A, and future expansions to River Park, the MRG will be the core transportation corridor for bikes and pedestrians through the heart of Lebanon and West Lebanon, connecting Lebanon's neighborhoods with workplaces, schools, child care centers, open spaces, shopping areas, medical center and transit stops.

The City of Lebanon entered into an Agreement for Trail Use with the NH DOT in the Fall of 2012 for the existing MRG. It allows for our perpetual use of the corridor assuming the corridor remains officially "abandoned". We are currently finalizing the process of extending that Agreement for Trail Use and rail abandonment to the area adjacent to Riverside Community Park, where we will slope down off the rail corridor and into Lebanon's most popular park. Upgrading the existing riverfront trail within Riverside Community Park to the Powerhouse Mall enables us to reach Rt 12A with a riverside path through the Powerhouse Mall property.

2025-2030 Capital Improvement Program

The project also includes a new Rt 4 link to the MRG via Lebanon Ford's land. The City will have an easement crossing the small section of land owned by Lebanon Ford connecting us to the NH DOT bridge over the MRG. The bridge will be reconditioned with new decking and railings, and the path from the bridge to the MRG will be upgraded to MRG standards.

The City applied for and can anticipate 80/20 funding from the Congestion Mitigation Air Quality (CMAQ) Federal funding program starting in November of 2024.

The Mascoma River Greenway is mentioned or referenced throughout the Master Plan. It positively impacts Conservation Lands, Air Quality, Energy Conservation, Linkages of Parks and Green Infrastructure, Community Health - in particular the health of children, and Providing Transportation Choice:

- Support efforts to enhance the character of existing centers and improve public health by upgrading and increasing recreational facilities such as parks, green spaces, and walk-bikeways. (2.1.S7)
- Encourage the Rail Road to consider the needs of residents and business owners, and recognize the benefits of using railroad rights-of-way as bicycle pedestrian trails. (2.1.S12)
- Support efforts to promote the Mascoma River as a scenic and recreation asset. (2.4.S2)
- Develop system of paths and bikeways connecting neighborhoods, parks and CBD. (3.1.S13)
- Improve access to Mascoma River frontage. (3.1.S17)
- Create and improve bikeway linkages, such as extending the Northern Rail Trail/Mascoma River Greenway to West Lebanon. (3.1.S18)
- Identify bike routes off main streets in an effort to make transportation more accessible for riders. (3.1.S19)
- Focus on the Mascoma River and highlight it through urban design. (3.1.S26)
- Invest in the West Lebanon downtown by constructing and upgrading the infrastructure, including parks. (4.1.S3)
- Promote linkages with West Leb CBD as well as recreation areas and Lebanon CBD with bike and pedestrian pathways. (4.1.S17)
- Support land use patterns that promote alternatives to vehicles. (5.1.S13)
- Cooperate with groups, such as Friends of the Northern Rail Trail and the Upper Valley Trails Alliance, to maintain and extend the existing rail trail from Lebanon to West Lebanon. (9.3.S1)
- Promote improved pedestrian facilities throughout the City. (9.4.S4)
- Develop additional safe multi-use trails to offer connectivity throughout the City and to other UV towns. (10.1.S10)
- Provide opportunities along walking and biking trails for non-structured uses. (10.1.S12)
- Address walkability and bikability in conjunction with traffic planning. (10.1.S14)
- Continue to provide recreational opportunities for all users, including people with disabilities and others needing special accommodation. (10.2.S1)

2025-2030 Capital Improvement Program

- Support efforts to extend the Northern Rail Trail/Mascoma River Greenway from downtown Lebanon to West Lebanon. (11.1.S13)

Lebanon's Principals for a Sustainable Community

Principle #2: Sense of Place

Principle #3: Environmental Responsibility and Energy Efficiency

Principle #4: Intelligent, Coordinated Development and Transportation

Principle #5: Economic Vitality

Project phases are described below. The estimate on Form 2 is based on cost estimates provided by Stantec in 2022 and adjusted for inflation to 2025.

Engineering design and permitting: 2024-2026

PHASE 1: 2025

- Design and construct the Lebanon Ford trail and bridge connector to the MRG.

PHASE 2: 2026

- Complete design/engineering for rail trail section and Powerhouse Mall section.
- Powerhouse Mall path along the easement, in conjunction with the Powerhouse Mall repaving project.

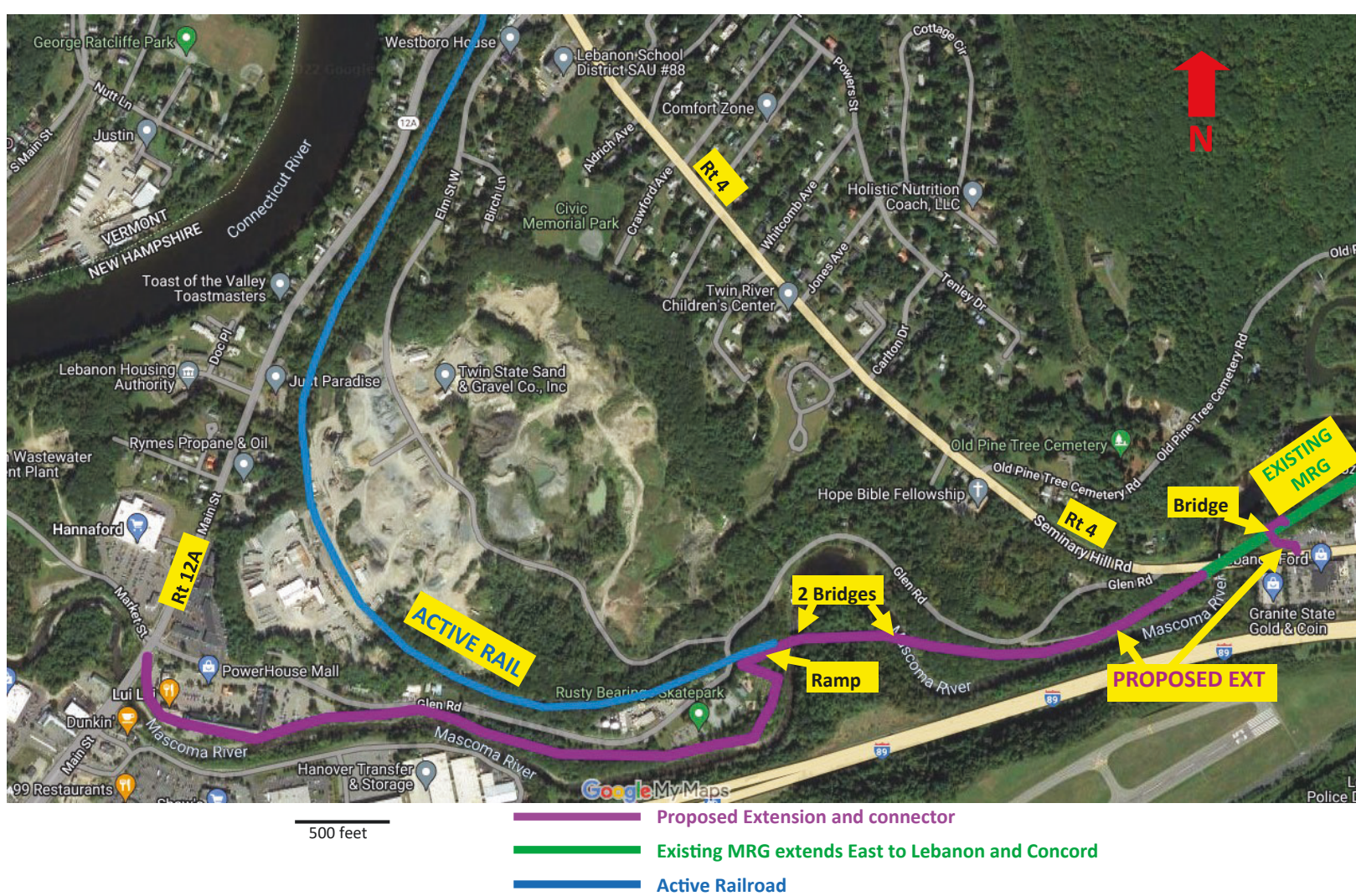
PHASE 3: 2027

- Work will begin at the western end of the bridge over the Mascoma River under Route 4. A portion of the existing stone dust trail will be regraded and paved, new trail will begin at the second crossing of the existing path and the railroad. Approximately 1,000 feet.

From that point, the trail will follow the existing rail corridor ending at Riverside Park. The trail will leave the rail corridor after the second Mascoma River Crossing, sloping down to meet existing grades at Riverside Park. This estimate assumes that portion of the trail will be built into the existing side slope of the rail corridor. The trail will be wide enough to allow pickup truck access, and will attempt to meet full ADA requirements. Approximately 1,800 feet, including the path to the park. There are approximately 250 feet of bridges in this segment.

- Widen the existing riverwalk along the Mascoma River at Riverside Community Park to at least 8' but preferably 10'. This is approximately 2,650 feet to the Powerhouse Mall. An additional 500 feet of trail is included as a potential secondary route in order to bypass pinch points that will not allow the minimum widening.
- Paving

MASCOMA RIVER GREENWAY EXTENSION



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Mascoma River Greenway Extension

7. FINANCIAL PLAN AND PROJECT SCHEDULE

		<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2025-2030</u>	<u>2031+</u>
EXPENDITURES									
Design/Engineering		\$43,000	\$296,000	\$29,000	\$0	\$0	\$0	\$400,000	\$0
Construction/Implementation		\$390,000	\$1,210,000	\$400,000	\$0	\$0	\$0	\$2,000,000	\$0
Property/Equipment Acquisition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL	<u>\$433,000</u>	<u>\$1,506,000</u>	<u>\$429,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,400,000</u>	<u>\$0</u>
FUNDING									
Current (Operating Budget)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Taxes Gfund	\$0	\$182,000	\$86,000	\$0	\$0	\$0	\$268,000	\$0
	Water Rates Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sewer Rates Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	NHDOT CMAQ	\$347,000	\$1,204,000	\$343,000	\$0	\$0	\$0	\$1,920,000	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Fund	Recreation Impact Fees	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Private Contributions (currently held)	\$86,000	\$20,000	\$0	\$0	\$0	\$0	\$112,000	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL	<u>\$433,000</u>	<u>\$1,506,000</u>	<u>\$429,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,400,000</u>	<u>\$0</u>

2025 CAPITAL BUDGET PROJECT

**LARGE GROUNDWATER
WELL DEVELOPMENT,
WATER TREATMENT
FACILITY, AND
INFRASTRUCTURE
IMPROVEMENTS**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works - Water Distribution
2. **PROJECT TITLE & NUMBER:** Large Groundwater Well Development, Water Treatment Facility, and Infrastructure Improvements.
3. **PURPOSE OF PROJECT REQUEST FORM:** The purpose of this project is to study, design, permit, and construct a new drinking water source for the City. The existing water supply for the City is surface water from the Mascoma River.
4. **DEPARTMENT PRIORITY: High –** Implementation of a primary groundwater source to mitigate the existing surface water source susceptible to drought and cyanobacteria outbreaks.
5. **LOCATION:** Confluence of the Connecticut River and Mascoma Rivers.
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The development of a large groundwater well, as the City's primary water source, provides water system redundancy. Having a single water source places the City in a potentially vulnerable situation. However, it is noted that there are emergency interconnections available with the Towns of Hanover and Hartford if a water emergency were to occur. In fact, a water booster pump station and pressure reducing valve (PRV) bypass is planned for construction this year capable of pumping water to the Dartmouth Hitchcock Medical Center/Centerra water storage tank as well as back feeding the Town of Hanover's Greensboro Road pressure zone through a PRV during emergency or maintenance situations.

This project began in 2001 when a second source water study was completed identifying several potential high-yield alternative groundwater sources. During this phase of the project, three locations along the Connecticut River were studied as potential alternative high-yield groundwater supply sites. Each site was evaluated by installing small diameter test wells and completing short-term pump tests. Of these three sites, one site showed potential yields that could serve all the City's drinking water needs well into the future.

In 2021, the City Council appropriated \$145,000 to evaluate the potential of the new groundwater well using Riverbank Infiltration Technology.

In 2023, the City Council appropriated an additional \$175,000 for the installation of a large groundwater production well, long term pump testing, water quality

2025-2030 Capital Improvement Program

analysis, and installation of four nearby monitoring wells. The large groundwater production well is schedule to be installed this summer. The water quality analysis will allow NHDES to determine treatment that will be required as part of the permitting process.

The proposed location of the large groundwater production well is at the confluence of the Connecticut River and Mascoma Rivers and within the FEMA regulated floodway. A meeting was held between DPW and FEMA to understand the required permitting for the wellhead. The wellhead area will be filled to raise the site to the 500-year elevation and to construct the access road. The fill pile will be armored with stone rip rap and the wellhead protected with concrete-filled steel bollards. The electrical panel will be remote, outside of the floodway, as well as any control building or treatment plant. The fill volume within the floodway will need to be offset by an excavated area expanding the floodplain to provide a compensatory storage volume. Compensatory storage will be required so that the City can complete a 'no rise' certificate to FEMA. Additionally, FEMA will require a Conditional Letter of Map Revision based on Fill (CLOMR-F) to remove the wellhead area from the floodway and a Hydrologic and Hydraulic (H&H) Study.

In 2024, the City Council appropriated an additional \$150,000 to complete a topographic survey of the wellhead site and the compensatory storage volume area and the H&H study.

After FEMA approval, we will proceed with permitting the well with the NHDES. Once the well is permitted, the engineering design of the water treatment facility, booster pump station, and infrastructure to tie the water source into the existing Prospect Hill pressure zone can occur. Funding in 2025 for this portion of the work is being requested.

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Large Groundwater Well Development, Water Treatment Facility, and Infrastructure Improvements

7. FINANCIAL PLAN AND PROJECT SCHEDULE

		Previous Appropriation	2025	2026	2027	2028	2029	2030	2025-2030	2031+
EXPENDITURES										
Design/Engineering		\$470,000	\$1,440,000	\$0	\$0	\$0	\$0	\$0	\$1,440,000	\$0
Construction/Implementation			\$0	\$0	\$14,400,000	\$0	\$0	\$0	\$14,400,000	\$0
Property/Equipment Acquisition			\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$1,000,000	\$0
TOTAL			\$1,440,000	\$0	\$15,400,000	\$0	\$0	\$0	\$16,840,000	\$0
FUNDING										
Current (Operating Budget)	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Supported by:	Taxes	Gfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Water Rates	Wfund	\$1,440,000	\$0	\$15,400,000	\$0	\$0	\$0	\$16,840,000
	Supported by:	Sewer Rates	Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	Specify:	NHDES Strategic Planning Grant		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	FAA		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	NHDOT Bureau of Aeronautics		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	DWSRF Loan		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds	Specify:	Water Investment Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	Public Facilities Impact Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Specify:	Private Contributions		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL			\$1,440,000	\$0	\$15,400,000	\$0	\$0	\$0	\$16,840,000	\$0

2025 CAPITAL BUDGET PROJECT

**WESTBORO
STORMWATER
HOLDING FACILITY
DEMO**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works/Wastewater
2. **PROJECT TITLE & NUMBER:** Westboro Stormwater Holding Facility Demo
3. **PURPOSE OF PROJECT REQUEST FORM:** Demo of the existing/de-commissioned stormwater treatment facility at Westboro rail yard
4. **DEPARTMENT PRIORITY:** Moderate
5. **LOCATION:** 0 Railroad Ave, West Lebanon NH 03784
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The stormwater treatment facility at the old Westboro rail yard is not currently in use because of the City's work with the stormwater separation project. This work would be for the removal of said pump station to include the building, underground utilities and external fencing and pavement.



2025-2030 Capital Improvement Program



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Westboro Stormwater Holding Facility Demo

7. FINANCIAL PLAN AND PROJECT SCHEDULE

		<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2025-2030</u>
EXPENDITURES								
Design/Engineering		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation		\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
Property/Equipment Acquisition		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
FUNDING								
Current (Operating Budget)	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Supported by: Taxes Gfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by: Water Rates Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by: Sewer Rates Sfund	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000
	Supported by:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	Specify: NHDES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds	Specify: Water Investment Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify: Public Facilities Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Specify: Private Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000

2025 CAPITAL BUDGET PROJECT

**LANDFILL PHASE
3-4 DESIGN,
PERMITTING, AND
CONSTRUCTION**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works/Solid Waste Division
2. **PROJECT TITLE & NUMBER:** Landfill Expansion Phase 3 and 4 Design, Permitting & Construction
3. **PURPOSE OF PROJECT REQUEST FORM:** Extend the life expectancy of the landfill and evaluate additional disposal capacity at the Lebanon landfill.
4. **DEPARTMENT PRIORITY:** This project is a high priority as the Lebanon Regional Solid Waste Facility (Landfill) has an estimated remaining life capacity of 6 years. It is imperative that the City complete the design and permitting phase to obtain approval from NHDES in accordance with their Solid Waste Rules to increase the Landfill's lifespan. Construction should be started 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.
5. **LOCATION:** Lebanon Landfill – Phase 3 and Phase 4
6. **PROJECT DESCRIPTION/JUSTIFICATION:** Based on recent Landfill waste capacity reports, a conservative estimate of the airspace remaining at the Landfill is approximately 6 years. Because the Landfill is only permitted through Phase II-C, the City will need to go through the NHDES permitting process to permit additional capacity (Phase III and IV) to meet its long-term solid waste management goals. Phase III is expected to be located south of Phase II-C and Phase IV is expected to be located to the north of Phases I-A and I-B; the location of the existing unlined landfill. The unlined landfill was identified as an environmental burden to the City and the proposed redevelopment is expected to address environmental concerns. The comprehensive permitting process can take years, and, to provide a buffer between the next phase of construction and airspace depletion, the City started the data gathering portion of the permitting process in 2020.

In 2020 the first step was initiated to start the permitting process. This step continued into 2021 and involved a hydrogeological work plan. A study to characterize site geologic and hydrogeologic conditions of the new development areas began in 2023 and is ongoing. For the Phase III and IV areas, the hydrogeological study will:

2025-2030 Capital Improvement Program

- 1) Evaluate the suitability of the area for landfill development
- 2) Provide data for landfill design; and
- 3) Serve as the basis for recommendations regarding the locations for groundwater monitoring wells.

In 2024, the final permitting and design of both Phases III and IV will be completed. 2025 & 2026 is planned for NHDES to review the application. 2026 would be the Phase III Type II Permit Application and Construction Documents and the fall of 2027 work is planned to start on Phase III. 2029 Phase IV Type II Permit Application and Construction Documents with a projected start date for Phase IV of 2030. This work also represents the development of all necessary permits for landfill expansion and disposal capacity to 2080.

Env-Sw 808 of the Rules also requires the City to prepare a feasibility study as part of the landfill reclamation process. This feasibility study is similar in nature to a hydrogeological study but will be used to characterize the existing landfill conditions and assess its viability for reclamation. A report will need to be prepared that summarizes the feasibility study and makes the determination of whether or not it is feasible to reclaim the landfill. Assuming that the reclamation project is feasible, a reclamation work plan will then be prepared and submitted to NHDES prior to proceeding with reclamation activities.

Based on recent hydrogeological work performed in the State of New Hampshire at other landfill sites, and the similarities between what we anticipate being required by the NHDES, the following tasks will be required as part of the design and permitting of Phases 3 and 4 of the landfill (Tasks are shown in escalated Dollars):

- 1) Continuation of Phase III Design and Permitting: \$34,000
- 2) Phase III Type II Permit Application and Construction Documents and permit Support. \$267,000
- 3) Phase IV Type II Permit Application and Construction Documents. \$269,000

The Phase 3 area is approximately 14.5 acres and approximate construction costs are about \$15,300,000 and will take approximately 2 years to construct. Phase 4 construction is the current area of the unlined landfill and is approximately 20 acres. To cover costs associated with excavation, material processing, management of soils, landfill gas, and leachate, and new landfill construction of Phase IV, a total of \$40,000,000, is projected based on escalated costs and the consideration that a design has yet to be prepared. This project will span several years as the landfilled waste will need to be excavated and sorted. This project may begin as early as 2030.

2025-2030 Capital Improvement Program



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Landfill Expansion Phase 3 and 4 Design, Permitting & Construction

7. FINANCIAL PLAN AND PROJECT SCHEDULE

			<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2025-2030</u>	<u>2031+</u>
EXPENDITURES										
Design/Engineering			\$34,000	\$267,000	\$0	\$0	\$269,000	\$0	\$570,000	\$0
Construction/Implementation			\$0	\$0	\$15,300,000	\$0	\$0	\$0	\$15,300,000	\$40,000,000
Property/Equipment Acquisition			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL		<u>\$34,000</u>	<u>\$267,000</u>	<u>\$15,300,000</u>	<u>\$0</u>	<u>\$269,000</u>	<u>\$0</u>	<u>\$15,870,000</u>	<u>\$40,000,000</u>
FUNDING										
Current (Operating Budget)	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Supported by:	Taxes Gfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Water Rates Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Sewer Rates Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Solid Waste Fund Swfund	\$34,000	\$267,000	\$15,300,000	\$0	\$269,000	\$0	\$15,870,000	\$40,000,000
	Supported by:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	Specify:	NHDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	FAA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	NHDOT Bureau of Aeronauti	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds	Specify:	Water Investment Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	Public Facilities Impact	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Specify:	Private Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL		<u>\$34,000</u>	<u>\$267,000</u>	<u>\$15,300,000</u>	<u>\$0</u>	<u>\$269,000</u>	<u>\$0</u>	<u>\$15,870,000</u>	<u>\$40,000,000</u>

2025 CAPITAL BUDGET PROJECT

LANDFILL SITE IMPROVEMENTS

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works/Solid Waste Division
2. **PROJECT TITLE & NUMBER:** Landfill Site Improvements
3. **PURPOSE OF PROJECT REQUEST FORM:** Make necessary site improvements to assist in the long term functionality of the landfill
4. **DEPARTMENT PRIORITY:** This project is a medium priority to the Lebanon Regional Solid Waste Facility (Landfill) to make needed site improvements to assist in the operation of the facility.
5. **LOCATION:** Lebanon Landfill
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The Lebanon Regional Solid Waste Facility is in need of repairs to the current infrastructure. The litter fence is in disrepair and is lower than the current elevation of the operating face of the landfill. This would also include regrading the east perimeter road so that it drains and does not pond. Other proposed work is on hold until the phase 3 design is completed so it does not interfere with the design.

East Perimeter Road Drainage work and litter fence work proposed for 2025



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Landfill Site Improvements

7. FINANCIAL PLAN AND PROJECT SCHEDULE

				2025	2026	2027	2028	2029	2030	2025-2030	2031+
EXPENDITURES											
Design/Engineering				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation				\$430,000	\$0	\$0	\$0	\$0	\$0	\$430,000	\$0
Property/Equipment Acquisition				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL				\$430,000	\$0	\$0	\$0	\$0	\$0	\$430,000	\$0
FUNDING											
Current (Operating Budget)	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Supported by:	Taxes	Gfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Water Rates	Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Sewer Rates	Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Solid Waste Fund	Swfund	\$430,000	\$0	\$0	\$0	\$0	\$0	\$430,000	\$0
	Supported by:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	Specify:	NHDOT		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	FAA		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	NHDOT Bureau of Aeronautics		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds	Specify:	Water Investment Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	Public Facilities Impact Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Specify:	Private Contributions		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL				\$430,000	\$0	\$0	\$0	\$0	\$0	\$430,000	\$0

2025 CAPITAL BUDGET PROJECT

**PARTIAL
PERMANENT AND
TEMPORARY
CAPPING PROJECT**

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works/Solid Waste Division
2. **PROJECT TITLE & NUMBER:** Partial Permanent and Temporary Capping Project
3. **PURPOSE OF PROJECT REQUEST FORM:** Make necessary improvements to the landfill.
4. **DEPARTMENT PRIORITY:** Adding the Capping project is necessary to maintain compliance with our NHDES permit and approved operating plan.
5. **LOCATION:** Lebanon Solid Waste Facility - Landfill
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The landfill is looking to install a permanent partial cap on the west slope and a temporary cap on the south slope to help reduce issues with seeps. The caps will also help with leachate reduction, managing odors and an increase in gas production for the future gas to energy project. Sanborn Head is engaged in the engineering phase for the project with estimated cost of \$12,262,000. The West slope is proposed to be a partial permanent cap and will cover approximately 6 acres. The south slope is proposed to be a temporary cap because the southern slope is proposed to connect into phase 3, which covers approximately 7 acres. An additional acre coverage is planned for the west slope in 2027 for \$1,494,000.



2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #2: Partial Permanent and Temporary Capping Project

7. FINANCIAL PLAN AND PROJECT SCHEDULE

			2025	2026	2027	2028	2029	2030	2025-2030	2031+
EXPENDITURES										
Design/Engineering			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction/Implementation			\$12,262,000	\$0	\$1,494,000	\$0	\$0	\$0	\$13,756,000	\$0
Property/Equipment Acquisition			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL		\$12,262,000	\$0	\$1,494,000	\$0	\$0	\$0	\$13,756,000	\$0
FUNDING										
Current (Operating Budget)	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	Supported by:	Taxes Gfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Water Rates Wfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Sewer Rates Sfund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:	Solid Waste Fund Swfund	\$12,262,000	\$0	\$1,494,000	\$0	\$0	\$0	\$13,756,000	\$0
	Supported by:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supported by:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve Fund	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify Fund:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	Specify:	NHDOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	FAA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	NHDOT Bureau of Aeronautics	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Funds	Specify:	Water Investment Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:	Public Facilities Impact Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	Specify:	Private Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Specify:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL		\$12,262,000	\$0	\$1,494,000	\$0	\$0	\$0	\$13,756,000	\$0

LEBANON SCHOOL DISTRICT								
FACILITIES IMPROVEMENTS PLAN - DRAFT (2025-2030)								
Location	Project Name	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	SUM \$ FY 2025 -2030
MLS	Classroom renovations (1/yr.) Year 4 of program	\$75,000	\$76,000	\$77,000	\$78,000	\$79,000	\$80,000	\$465,000
HSS	Classroom renovations (1/yr.)	\$73,000	\$74,000	\$75,000	\$76,000	\$77,000	\$78,000	\$453,000
HSS	Bathroom upgrades (both floors)	\$60,000						\$60,000
HSS	Preliminary Survey and Design of HSS Bus Drop Off Loop							\$0
LHS	Generator transfer switch							\$0
LHS/HSS	Design/bid assistance upgrades to back parking lot and drainage							\$0
MLS	Construction of upgraded secure entrance and office space	\$1,000,000						\$1,000,000
HSS	Fire panel/detector replacement	\$15,000						\$15,000
LHS	Kitchen Cooler compressor replacement		\$20,000					\$20,000
DISTRICT	Maintenance Vehicle Replacement (4 Vehicles)	\$50,000		\$50,000				\$100,000
DISTRICT	Security Fence and gate for Bixby Street (bus yard)	\$50,000						\$50,000
LHS	Roof 10 replacement (see roof schedule)(shop)		\$58,500					\$58,500
LHS/HSS	Back Parking Lot drainage and paving	\$200,000						\$200,000
LHS	Three-bay garage roof replacement		\$12,000					\$12,000
LHS	Kitchen Freezer compressor replacement			\$20,000				\$20,000
LHS	Fire panel/detector replacement		\$20,000					\$20,000
SAU	Gym exterior stairway sanding and repainting and roof upgrades	\$25,000						\$25,000
LHS	Riding Floor Machine replacement	\$25,000						\$25,000
HSS	Gym floor sand, lines, refinish	\$25,000						\$25,000
MLS	Library carpet replacement	\$40,000						\$40,000
MLS	Pave Highland Ave Parking Lot and drainage improvements	\$45,000						\$45,000
HSS	Playground equipment replacement (2 phase - 2 climbing structures)	\$50,000						\$50,000
HSS	Roof 4 and 5 replacement (see roof schedule)(Office area/main entrance)	\$55,100						\$55,100
MLS	Remove T-111 wainscoat and replace with ceramic tile 1953 section	\$160,000						\$160,000
HSS	Roof 1 replacement (see roof schedule)(3rd grade wing)		\$74,000					\$74,000
MLS	Bathroom renovations (1953 Section)		\$10,000					\$10,000
LMS	Main Office carpet replacement		\$15,000					\$15,000
MLS	Remove T-111 wainscoat in Wye section and replace with gypsum		\$45,000					\$45,000
LHS	Parking lot resurfacing		\$50,000					\$50,000
MLS	Wye Wing carpet replacement with tile		\$90,000					\$90,000
HSS	Roof 2 replacement (see roof schedule)(4th grade wing upper)		\$118,350					\$118,350
HSS	Cafeteria Table Replacement (2 phase split 50/50 with LHS)			\$7,500	\$7,500			\$15,000
LMS	Library carpet replacement			\$20,000				\$20,000
LHS	Soccer Field Water Shed Replacement			\$30,000				\$30,000
DISTRICT	JD Tractor Replacement			\$50,000				\$50,000
MLS	Bathroom renovations (1953 Section)			\$70,000				\$70,000
LHS	Football/Lacrosse Field storage building/concession stand/tower			\$400,000				\$400,000
MLS	Window Shade Replacement				\$15,000			\$15,000
LMS	Riding Floor Machine				\$25,000			\$25,000

LEBANON SCHOOL DISTRICT								
FACILITIES IMPROVEMENTS PLAN - DRAFT (2025-2030)								
Location	Project Name	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	SUM \$ FY 2025 -2030
LHS	Roof replacement (see roof schedule)(history/SS section)(Section 8)				\$160,800			\$160,800
LHS	Roof 11 replacement (see roof schedule)(main office/classrooms to SS)				\$193,500			\$193,500
LHS	Teacher Lounge Carpet Replacement					\$10,000		\$10,000
LHS	Administrative and Library Carpet replacement					\$18,000		\$18,000
LHS	Cafeteria Table Replacement (2 phase split 50/50 with HSS)					\$25,000		\$25,000
LHS	Gym floor sand, lines, refinish					\$35,000		\$35,000
LHS	Roof 6 replacement (see roof schedule)(Science wing)					\$77,400		\$77,400
SAU	Camera and Recorder Replacement						\$25,000	\$25,000
LMS	Playground Equipment (Swings, climbing equipment, tire swing)						\$25,000	\$25,000
LMS	Gym floor sand, lines, refinish					\$30,000		\$30,000
LHS	Window Shade Replacement					\$60,000		\$60,000
LHS	Roof 3 replacement (see roof schedule)(photo lab)					\$70,650		\$70,650
HSS	Roof 1 replacement (see roof schedule)(gym/Alleyway)					\$76,300		\$76,300
SAU	Gym roof replacement					\$125,000		\$125,000
MLS	Roof 2 replacement (see roof schedule)(White Ave Entrance porch)						\$6,000	\$6,000
MLS	Riding Floor Machine Replacement						\$15,000	\$15,000
MLS	Pellet Boiler Replacement (Okaying) (2)						\$40,000	\$40,000
MLS	Multipurpose room VCT floor replacement						\$45,000	\$45,000
MLS	Parking lot resurfacing						\$80,000	\$80,000
LMS	Pellet boiler replacement (Unit 300)						\$100,000	\$100,000
TOTAL		\$1,948,100	\$662,850	\$799,500	\$555,800	\$683,350	\$494,000	\$5,143,600



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon Planning Board

FROM: Tim Corwin, Deputy Planning & Development Director

RE: 2025 – 2030 Capital Improvements Program
July 22, 2024 Work Session – Agenda Item 2.A

MEMO DATE: July 16, 2024

Planning Board members:

Attached is the City administration's proposed 2025-2030 Capital Improvements Program. At the July 22, 2024, work session, the Planning Board will review and discuss those projects from the proposed 2025-2030 Capital Improvements Program which meet the definition of a CIP Item as set forth in the Board's CIP Policy and Procedures document. The Board will review all proposed CIP projects regardless of which year(s) the projects are proposed for funding.

Present for the discussion will be staff from the Public Works, Recreation, Airport, Fire, and Planning Departments, and the City Manager's office. Representatives from the Lebanon School District have also been invited to attend.

The CIP list includes projects anticipated for funding beyond the immediate 6-year time period in order to further enhance the usefulness of the CIP as a financial and community planning tool. Including projects beyond the typical 6-year time period is a component of the City Manager's debt management policy recommendation to the City Council.

The following CIP projects (which are listed in bold red text on the attached project list) are the projects that meet the definition of CIP Item and, therefore, require review by the Planning Board:

<u>Department</u>	<u>Project Description</u>
Airport	Runway Safety Project 2027
Airport	Runway Safety Project 2029
Airport	Runway Safety Project 2030
Airport	2026 T-Hangar Construction
Fire	Fire Station 2 Replacement
Public Works	Route 120-Etna Rd-Old Etna Road Pedestrian Improvements
Public Works	South Main Street Bridge Replacement #062-117
Public Works	Mechanic St/Slayton Hill Rd/Mascoma St Intersection Reconstruction
Public Works	Mechanic St Sidewalk - Buckingham Pl to Poverty Ln (Phase 1)
Public Works	Mechanic St Sidewalk - Rivermill Bus Stop to Slayton Hill Rd (Phase 3)
Public Works	Hanover Street Reconstruction- Route 120 to Mascoma Street
Public Works	Sachem Village to DHMC Connector Road and Multi-Use Path

Public Works	Meriden Road Safety Improvements
Planning & Development	Goodwin Conservation Area Land Pedestrian Bridge
Planning & Development	Safe Streets and Roads for All
Recreation, Arts, & Parks	Mascoma River Greenway Extension
Recreation, Arts, & Parks	Westboro Park
Recreation, Arts, & Parks	MRG to Mascoma Street Path
Public Works	Large Groundwater Well Development, Water Treatment Facility, and Infrastructure Improvements
Public Works	Landfill Phase 3-4 Design, Permitting, and Construction
Public Works	Landfill Site Improvements
Public Works	Partial Permanent and Temporary Capping Project

The Planning Board shall adopt the CIP Project List, as it may amend, and shall submit its recommendation for the 2024 capital budget for CIP Items to the City Council through the City Manager.

Attachments

- Lebanon Planning Board Capital Improvement Program Policies and Procedures
- City of Lebanon Capital Improvements Program and Other Capital Projects 2025-2030

FINAL

**LEBANON PLANNING BOARD
CITY COUNCIL CHAMBERS OR
REMOTE VIA MICROSOFT TEAMS
LEBANONNH.GOV/LIVE
MONDAY, JULY 22, 2024 6:30 PM**

MEMBERS PRESENT: Andrew Faunce (Chair), Richard Ford Burley (Vice Chair), Jeremy Rutter, Patrick Kennelly, Karen Zook (City Council Rep), Brandon Hill,

MEMBERS ABSENT: Kathie Romano

STAFF PRESENT: Tim Corwin (Deputy Planning Director), Shaun Mulholland (City Manager), James Wheatley (Chief, Fire Department), Carl Gross (Airport Manager), Paul Coats (Director, Recreation, Art, & Parks), Jay Cairelli (Director, Public Works), Erica Douglas (Solid Waste Manager), Brian Vincent (City Engineer), Tad Montgomery (Energy & Facilities Manager)

1. CALL TO ORDER

Chair Faunce called the meeting to order at 6:31pm.

Mr. Corwin reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. STUDY ITEMS

A. Review & Adoption of 2025-2030 Capital Improvement Program (CIP)

Mr. Corwin gave an overview of the CIP selection, funding, and implementation process. The group discussed how the projects are ranked on the list. City Manager Mulholland said, if the City encounters an unexpected situation that would take priority over this list of projects, he would make a decision how to reprioritize the list and present it to the City Council. Mr. Rutter suggested that the CIP "instructions" to the Board included in the agenda packet should include a reminder that the figures in red are highlighted (for the Board to focus on) and figures in black should not be a concern during this discussion. City Manager Mulholland reminded the Board that the City's fiscal year begins January 1.

Mr. Corwin shared the list of projects planned for 2025-2030, which was included as a spreadsheet in the meeting agenda packet:

Airport Runway Safety Projects

Airport Manager Gross explained that the largest Airport project is a multi-year program to create a parallel runway and make other improvements. He noted that the Airport projects are funded according to the following breakdown:

- 90% - Federal (FAA) funds
- 5% - State (NH DOT) Funds
- 5% - Local (City of Lebanon) Funds

Fire Department Project

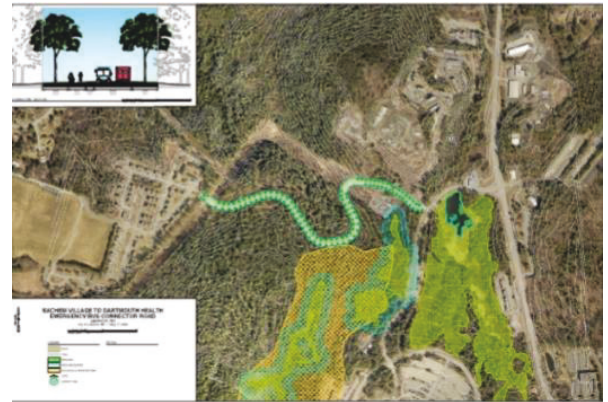
Fire Chief Wheatley said “Station 2” refers to a new fire station in West Lebanon, which would replace the existing station. He said the Station 2 Replacement project is listed in the 2031+ column on the spreadsheet because it represents a project that is not being considered in the very near future. He said a location for the new station must be determined and the City’s debt service needs to be more favorable before that project is undertaken. The group discussed the possibility of a fire station in the northern part of Lebanon (near Centerra Parkway).

Department of Public Works Projects

DPW Director Cairelli explained the projects planned, many of which involve road or sidewalk improvements. Mr. Vincent gave a status of the South Main Street Bridge Replacement project, which he said is in the final design stage. He said the plan is to begin construction in 2025 and to keep two lanes open during the construction.

Mr. Cairelli gave an overview of the roundabout projects at Mechanic Street/ High Street and Hanover Street/High Street. Mr. Ford Burley asked whether residents on West Street will be able to turn left out of their driveways once the roundabout is implemented. Mr. Cairelli said the plans have not gotten to that level of detail in the preliminary engineering stage.

Mayor Tim MacNamara gave an overview of the genesis of the Sachem Village to DMHC Connector Road/multiuse path project. He said this project was not developed for public access; it was developed to enable easy access for emergency vehicles and public transit / Dartmouth bus vehicles. City Manager Mulholland said the “snake” design is to work around the high value wetlands in the area. Mr. Hill asked what is being done to protect wildlife in the area and preserve conservation.



Mayor MacNamara noted that the easements on the west slope are not affected by the plan and the proposed path goes through an open space area in Sachem Village. Mr. Ford Burley noted there are wildlife crossings in the area. Mayor MacNamara said that will be considered during the design phase and underground crossings will be included for amphibian crossings under the road. Mr. Hill asked if the path was ever considered for emergency vehicle use only and Mayor MacNamara said the path will be used for bus service because it is an integral service to the area.

Mr. Cairelli explained the Meriden Road Safety Improvements project, which involves widening the road to allow a bike lane from Messenger Street to Goodwin Park. Mr. Corwin said this is an idea contained in the Walk, Bike, Ride Lebanon program which was adopted by the City Council last summer. The group discussed what protections would be in place for bikers and walkers from cars in the widened areas.

Mr. Cairelli discussed the Large Groundwater Well Development / Water Treatment Facility Improvements projects. He said the plan is to begin drilling for the new well this summer, once the permits have been obtained from the state. Mr. Rutter noted that the well may service other communities, and asked if fees can be charged to those communities for services. Mr. Cairelli said it is possible that such fees may be charged in the future. Mr. Kennelly asked whether other locations had been considered. Mr. Cairelli said they did some test wells but there was no location that could meet the needs of the entire City without enlarging the project to include several wells. Mr. Kennelly asked if solar power could be used to power the pump for the new well and Mr. Cairelli said it may be a possibility in the future. The group discussed whether solar panels could be added to other City structures, such as at the landfill and the Airport hangars. Mr. Montgomery noted that there is one cap cell project at the landfill that is part of Phase III Solar program. Ms. Zook asked if the City can do anything to cut costs if the current water treatment facility system is not going to be shut down. Mr. Cairelli said he has seen other water systems that blend well water and surface water, but they would have to be monitored very carefully because operational issues sometimes occur.

Ms. Douglas gave an overview of the proposed landfill projects. She noted that two new areas of the landfill are being created during Phase 3 and Phase 4. She explained that the double lining system that will be installed in those new areas, which are designed to help prevent leachate, should last for the lifetime of the landfill. She said the increase in rates will be the equivalent of 20 years' worth of 4% yearly increases, according to their projections. She explained what is involved in capping (or adding a permanent cover) to an area of the landfill.



Planning Department Projects

Mr. Corwin gave an overview of the Goodwin Conservation Bridge project. He said the trails in the conservation area provide access to Meriden Road, which fits into the safety improvement project on Meriden Road that was mentioned earlier in the meeting. Mr. Hill said the Conservation Commission has been trying to move this project forward for a long time.

Mr. Corwin explained the Safe Streets and Roads for All program. He said the City is seeking \$600,000 in grant funding to prepare a comprehensive roadway safety action plan. He said the goal of the plan is to reduce the number of fatalities to zero. He said this project also includes updating the City's ADA / accessibility and Safe Routes to School programs.

Recreation, Arts, & Parks Projects

Mr. Coats gave an overview of the Mascoma River Greenway Extension project. He said this phase of the project gets the City closer to a trail that connects downtown Lebanon with downtown West Lebanon.

The group discussed areas where bikers can park their cars and access the new portions of the trail. Mr. Coats said trail users can park in the Powerhouse Mall and Riverside Park parking lots. Chair Faunce asked if formal agreements can be made with the Powerhouse Mall for the City to use the lots and Mr. Coats said there currently are no written agreements but the Powerhouse Mall has been very supportive of the trail use.



Mr. Coats said negotiations between the City Manager's office and the state of New Hampshire continue regarding the development of Westboro Park. He explained that, although the site is too contaminated for residential housing and the water is not safe for drinking, the site will be safe as a park once a permanent cap/barrier has been added.

He explained that another Mascoma River Greenway project involves implementing a path that offers bikers an alternative to traveling through the Valley Cemetery to connect to Mascoma Street Extension.

Lebanon School District SAU 88 CIP Projects

Business Administrator Tim Ball gave an overview of the CIP projects the school district has planned. He said the projects are relatively small because the priority has been completing the improvements to the High School and Hanover Street School, which should finish soon. He noted that a future project involves improvements to Mount Lebanon School in West Lebanon. He said the School District's CIP process is different than the City's, but he said the district's process is being reviewed to make it more like the City's process.

A MOTION was made by Richard Ford Burley that the Lebanon Planning Board approves and adopts the Capital Improvement Program (CIP) for the six-year period of 2025 – 2030 as presented in the July 22, 2024 Planning Board Meeting Agenda and hereby submit year 2025 of the CIP as the Board's recommendation to the City Council for Capital Budget Funding for 2025.

Planning Board also wishes to acknowledge and highlight the importance of the CIP program and process as an essential component of the City's overall financial and community planning effort and as a mechanism for anticipating future facility and infrastructure requirements in order to ensure they are funded in a reasonable and systematic fashion.

The Motion was seconded by Andrew Faunce.

The group discussed how the Planning Board did not have a significant role in the CIP process and yet was charged with accepting and adopting it. Chair Faunce suggested that the Board discuss the role of the Planning Board in the CIP process at next month's meeting.

****The MOTION was approved (5-0, with Ms. Zook abstaining from the vote).***

B. Review of Draft Amendments to the Planning Board Rules of Procedure

Chair Faunce said this item will be postponed to a future meeting.

C. Discussion RE: review of Article IV of the Site Plan Review Regulations

Chair Faunce said this item will be postponed to a future meeting.

D. Discussion RE: review of Article V of the Site Plan Review Regulations

Chair Faunce said this item will be postponed to a future meeting.

3. COMMITTEE REPORTS

Mr. Ford Burley said the City Council accepted and created the **Planning Board / DEI Commission Joint Housing Task Force**. He noted a Planning Board Representative needs to volunteer to participate on the task force. Chair Faunce asked Board members to consider joining this committee.

Mr. Rutter asked if the letter crafted by the **Heritage Commission** was received by the Planning Board prior to the site visit to the 474-housing development planned for the former Densmore Brickyard location. Mr. Corwin said the letter was shared with the applicant but not the Planning Board yet. He said the letter would be included in the August 12 Planning Board meeting agenda materials. The group had a lengthy discussion about the protocol for committee input for projects going before other City Boards and Committees. Mr. Corwin suggested members of the Heritage Commission should attend the August 12 Planning Board meeting to discuss the project.

4. OTHER BUSINESS

None

5. APPROVAL OF MINUTES – June 24, 2024

Mr. Corwin said he is reviewing edits to the June 24, 2024 meeting minutes and asked that the approval of these be delayed until the next meeting.

6. ADJOURNMENT

A MOTION was made by Brandon Hill to adjourn the meeting at 9:18pm. The motion was seconded by Richard Ford Burley.

****The MOTION was approved (6-0).***

The meeting was adjourned at 9:18pm.

Respectfully submitted,
Paula Roux
Recording Secretary