

FINAL

**LEBANON SCHOOL DISTRICT & CITY COUNCIL
JOINT PARTNERSHIP TASK FORCE
CITY COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
THURSDAY DECEMBER 09, 2025 6:00PM**

CITY COUNCIL / STAFF MEMBERS PRESENT:

City Manager Andrew Hosmer, Mayor Douglas Whittlesey, Tim McNamara, Nicole Ford Burley

SCHOOL DISTRICT MEMBERS PRESENT:

Superintendent Amy Allen, Lilian Maughan (School Board Chair), Kevin Schutz (REMOTE), Joe Castelot, Tim Ball (SAU 88 Business Manager) (REMOTE)

1. CALL TO ORDER:

City Manager Andrew Hosmer called the meeting to order at 6:00pm. He reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. APPROVAL OF MINUTES – November 20, 2025

Page 1, Line 15: Change "Mr. MacNamara" to "Mr. Ball"

A MOTION was made by Tim McNamara to approve the November 20, 2025 Meeting Minutes as amended. The MOTION was seconded by Amy Allen.

** The MOTION was approved (4-0-2 with Ford Burley and Castelot abstaining)*

3. NEW BUSINESS

A. Discussion about the SAU Building (20 Seminary Hill, West Lebanon)

- **Discuss Potential Use of SAU Building – Boys and Girls Club of Central and Northern New Hampshire**

City Manager Hosmer said he conducted a walk-through of the SAU Building with Director Paul Coats (Recreation, Parks, & Arts Department) and Director Perry Eaton (Cyberservices Department). He said those two departments could be moved into the space currently occupied by the Fire Department without a lot of expense. He said Mr. Coats said the move would provide an advantage if there was an opportunity to offer more programs. He said Mr. Eaton said Cyberservices is one year into a three-year lease in their current space, so it may not be able to move for a few years without breaking their lease.

The group discussed whether new programming would be added if the departments moved to the space within the SAU building. Mayor Whittlesey asked if Director Coats could list some of the new programs he thought might be added if they move to the space.

Mr. Chris Emond (CEO of Boys & Girls Club of Central/Northern NH) spoke about the organization's proposal for using the land next to the SAU Building, which involves building an early childhood program center. He explained the requirements for a facility that provides infant/toddler or afterschool programs. He said it is a preliminary proposal and not a lot of details have been determined at this time. He said the Boys & Girls Club has raised funds needed to build facilities in other NH locations.

Ms. Rebecca Owens (Lebanon Senior Planner) said the City has an FY2024 grant of ~\$1.6 million that must be used for a childcare center in Lebanon by 2032. Ms. Nancy Merrill (Grafton Regional Development Corporation) discussed a major childcare initiative in Grafton County that had been announced.

The group confirmed that the School District owns the lot in question, which is between the SAU building and Aldrich Ave, and the proposal would be a lease to the Boys & Girls Club. The group discussed a possible collaboration with the City to provide driveway access (via Aldrich Ave), parking areas, and to the playground and recreational facilities on the adjacent lot. The group discussed how the Dana House land swap might become part of the larger project being discussed. The group agreed the project could be a valuable community resource to the West Lebanon area.

Mr. Emond said he will meet with his architect and could have a proposal with more details by mid-January. He said he could come to the January 13, 2026 meeting with a more detailed presentation.

B. Discussion of Potential Adjustment of Seminary Hill Property Boundaries

Planning and Zoning Director Nate Reichert shared a GIS map of the parcels that would be involved in the proposed land swap between the SAU and the City, which includes the Dana House and the shed/garage. Mr. Reichert said the tennis courts would not be involved in the boundary line adjustment. Mr. MacNamara said GIS Coordinator Mark Goodwin can calculate the exact amount of land that exists under the shed and under Dana House. The group agreed to determine exactly what is owned by the City and by the SAU on both properties, particularly in light of the discussion with the Boys & Girls Club and a possible new building.

Mr. Reichert said there could also be deed restrictions on the use of the land in question. Mr. Ball noted that there may have to be a warrant article to transition the land. Ms. Owens suggested mapping out a phased timeline for the proposed development ideas. She said if the project has a name and vision, it might get more support from the community.

C. Budget Discussion

Superintendent Allen said the SAU proposed a 7.11% increase and the School Board asked for additional proposals for 7%, 5%, 4% and 2% increases and what the impact would be. She said these would be discussed at a meeting on Wednesday. She said they will have their deliberative

session on January 31 with a snow day of February 2. She said they have been collaborating with other Boards in NH regarding potential open enrollment laws.

Mayor Whittlesey said the City held a series of budget workshops throughout November and held a public session last week. He said the first public hearing on the City's budget will be held next week. He said they're getting feedback from the public on the City's 3.9% proposed increase.

4. FUTURE AGENDA ITEMS

None

5. NEXT MEETING DATE

January 13, 2026

6. OTHER BUSINESS

None

7. ADJOURNMENT

A MOTION was made by Tim MacNamara to adjourn the meeting. The MOTION was seconded by Nicole Ford Burley.

** The Vote on the Motion was approved (6-0).*

The meeting was adjourned at 7:05pm.

Respectfully Submitted,
Paula Roux
Recording Secretary