

**AGENDA  
LEBANON CITY COUNCIL  
APRIL 15, 2020**

**7. PUBLIC HEARING ITEMS:**

**7.C –AMEND 2020 CAPITAL BUDGET TO INCLUDE SPENCER STREET  
RECONSTRUCTION PROJECT AND TRANSFER \$100,000 TO FUND  
ENGINEERING DESIGN FOR THE PROJECT**

A public hearing for the purpose of receiving public input and taking action to amend the 2020 Capital Budget to include a project for the reconstruction of Spencer Street; and to appropriate \$100,000 (One Hundred Thousand Dollars) for design engineering for the project. Appropriation will be funded by a transfer of funds from the existing 20 Spencer Street Cleanup Project to the newly created Spencer Street Reconstruction Project.

The City Council scheduled this public hearing at their April 1, 2020 regular meeting. The public hearing was properly noticed in the *Valley News* on April 3 and April 7 in accordance with City Code and State Law.

**BACKGROUND**

A project for the cleanup of the 20 Spencer Street property (former location of the City's DPW facility) was included in the 2020-2025 Capital Improvement Program. Three Hundred Thousand Dollars (\$300,000) was included in the 2020 Capital Budget to fund the cleanup of the site (full demolition of existing structures and environmental remediation).

The project was put out to bid and results yielded a need for just under \$200,000 to complete the project as proposed. Administration is requesting that the remaining \$100,000 be repurposed to allow design engineering for the reconstruction of Spencer Street.

An RFP was issued, and a successful bidder was chosen for the redevelopment of the 20 Spencer Street site. If funding is approved, reconstruction of the street would be in conjunction with redevelopment of the site. Changes to the street would be in concert with the alternatives put forth as part of the 2016 Downtown Visioning Study, taking us one step closer to implementing the desired outcomes of the study.

**ACTION**

*If the Council decides to move forward, the following is offered for consideration:*

***RESOLVED, by the City of Lebanon, that the 2020 Capital Improvements Fund Budget included an appropriation in the amount of \$300,000 (Three Hundred Thousand Dollar) for the 20 Spencer Street Cleanup Project.***

***BE IT FURTHER RESOLVED, that costs associated with the 20 Spencer Street Cleanup Project will not exceed \$200,000 (Two Hundred Thousand Dollars).***

***BE IT FURTHER RESOLVED, by the City of Lebanon, that the 2020 Capital Improvements Fund Budget is hereby amended to include the Spencer Street Reconstruction Project; and that funds, in the amount of \$100,000 (One Hundred Thousand Dollars), be appropriated for transfer from the 20 Spencer Street Cleanup Project to the Spencer Street Reconstruction Project to fund engineering design costs associated with the project.***

Included in this Section

1. March 11, 2020 Memo from Jim Donison, Public Works Director
2. Notice of Public Hearing as Published in the April 3 and April 7, 2020 Editions of the *Valley News*

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**CITY OF LEBANON**  
**DEPARTMENT OF PUBLIC WORKS**  
193 Dartmouth College Highway  
Lebanon, NH 03766

## MEMO

**Date:** March 11, 2020

**To:** Shaun Mulholland, City Manager

**From:** Jim Donison, PE, Director of Public Works

**Re:**

The 2020 budget includes \$300,000, which was funded towards the 20 Spencer Street building demolition and cleanup efforts as part of the redevelopment of the old DPW site.

Approximately \$200,000 of these funds will be used as part of a contract award to Northwoods Excavating, Inc. to perform the building demolition and site cleanup and to Credere Associates, LLC for final state closure permits.

It is recommended that the \$100,000 balance be appropriated towards retaining a consultant to perform the engineering design of Spencer Street. The design of Spencer Street will include evaluating a number of alternatives for reconstruction including the replacement of utilities and construction of sidewalks, curbing and streetscape. Preliminary design alternatives with construction cost estimates will be presented to Council and at a Community Outreach meeting this summer of 2020 with the goal of proceeding to final design with the recommended alternative. The preliminary and final engineering design will be coordinated with the proposed developer of the property to allow contract documents to be prepared this year. This will allow the project to be advertised for bids in December 2020/January 2021 with a substantial construction completion date of November 2021. The purchaser of the property has proposed that the development will be available for occupancy by November 2021.

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April 7, 2020



**LEBANON CITY COUNCIL  
NOTICE OF PUBLIC HEARINGS  
Wednesday, April 15, 2020 – 7:00pm  
REMOTE VIA MICROSOFT TEAMS  
[LebanonNH.gov/Live](https://lebanonnh.gov/Live)**

The Lebanon City Council will hold public hearings on April 15, 2020, beginning at 7:00pm for the following:

- A. COMMUNITY REVITALIZATION TAX RELIEF APPLICATION: DANA SEGUIN, 4 SOUTH PARK STREET –** Public Hearing for the purpose of receiving public input and taking action on a request by Dana Seguin for re-approval of his April 19, 2017 approval for tax relief under the provisions of the Community Revitalization Tax Relief Incentive Program (NH RSA 79-E).
- B. ORDINANCE #2020-05 –** Public Hearing for the purpose of receiving public input and taking action to amend City Code Chapter 68, Fees, Article I, Water Investment Fee, to update and clarify language and to implement a Water Development Fee.
- C. AMEND CAPITAL BUDGET TO INCLUDE SPENCER STREET RECONSTRUCTION PROJECT & APPROPRIATE \$100,000 FOR DESIGN ENGINEERING –** Public Hearing for the purpose of receiving public input and taking action to amend the 2020 Capital Budget to include a project for the reconstruction of Spencer Street; and to appropriate \$100,000 (One Hundred Thousand Dollars) for design engineering for the project. Appropriation will be funded by a transfer of funds from the existing 20 Spencer Street Cleanup Project to the newly created Spencer Street Reconstruction Project.

The April 15, 2020 City Council agenda package will be available on the City's website ([www.lebanonnh.gov](http://www.lebanonnh.gov)) beginning April 10, 2020. Hard copies of agenda materials may be requested through the City Manager's Office by calling 603-448-4220 or via email to [manager@lebanonnh.gov](mailto:manager@lebanonnh.gov).

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via Microsoft Teams. Members of the public are encouraged to attend and can do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Participants in the meeting will be able to ask questions through a private chat area or via phone to a number provided as part of the meeting details. Your questions and comments will be received by a moderator who will pass them into the public view in the order they are presented. Meetings will be closed captioned for the hearing impaired. Please visit [LebanonNH.gov/Live](https://lebanonnh.gov/Live) for full details.

NE-323187

The foregoing notice was published in the *Valley News*, a newspaper of general circulation in the City of Lebanon, in accordance with the Code of the City of Lebanon on Friday, April 3, Tuesday, April 7, 2020.

*Sandra L. Allard*

Sandra L. Allard, City Clerk