

CITY OF DOVER

CITY COUNCIL - AGENDA

Meeting Type: **Special Meeting**
Meeting Location: **McConnell Center, Room 305**
Meeting Date: **Monday, December 2, 2024**
Meeting Time: **To Immediately Follow Workshop**

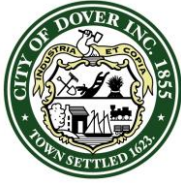
1. CALL TO ORDER
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL ATTENDANCE
5. PUBLIC FORUM

Taxpayers, Business owners, and Residents are invited to speak on the subject matter of the Special Meeting. Statements shall be limited to five minutes.

6. NEW BUSINESS

- A. FY2026 CAPITAL IMPROVEMENTS PROGRAM APPROPRIATION FOR DOVER HIGH SCHOOL ATHLETIC COMPLEX AND AUTHORIZATION FOR BONDING (TO BE REFERRED TO A PUBLIC HEARING ON DECEMBER 11, 2024 WITH A VOTE TO OCCUR DECEMBER 18, 2024)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY COUNCILOR CULLEN
- B. FY2026 CAPITAL IMPROVEMENTS PROGRAM – NON-DEBT FINANCED APPROPRIATION FOR DOVER HIGH SCHOOL ATHLETIC COMPLEX PROJECT (TO BE REFERRED TO A PUBLIC HEARING ON DECEMBER 11, 2024 WITH A VOTE TO OCCUR TO DECEMBER 18, 2024)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY COUNCILOR CULLEN

7. ADJOURNMENT



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2024.12.02 - 199**
Resolution Re: **FY2026 Capital Improvements Program Appropriation
for Dover High School Athletic Complex and
Authorization for Bonding**

WHEREAS: The City Council desires to make public improvements and to finance these improvements with the sale of general obligation bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:
The following capital project is appropriated, with estimated useful life in excess of the length indicated, as part of the FY2026 Capital Improvements Program:

Item #	Description	Proposed		Department	Fund
		Appropriations	Life/Yrs		
1	Dover High School Athletic Complex	\$ 15,795,000	20	School - Education	General Fund
	Total	\$ 15,795,000			

AND FURTHER BE IT RESOLVED THAT:

To meet the appropriations of this resolution there is authorized, under and pursuant to the City Charter and the New Hampshire Municipal Finance Act and any other enabling authority, the issuance and sale of general obligation bonds of the City of Dover in a principal amount equal to the total of the appropriations. The full faith and credit of the City is hereby pledged for the principal and interest on said bonds. The bonds are to be signed by the City Manager and countersigned by the City Treasurer, with the Finance Director and City Treasurer having the discretion of fixing the dates, maturities, denominations, place of payment, interest rate or rates and form, and to provide for the sale of the bonds.

NOTE: This resolution requires a duly advertised public hearing and a 2/3 favorable vote of all members for passage with the vote deferred until at least three (3) days after public hearing.

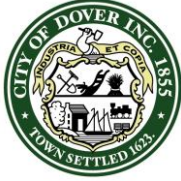
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Councilor Fergus Cullen

Approved as to Legal: Joshua Wyatt
Form and Compliance: City Attorney

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

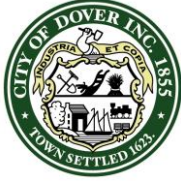
Resolution Number: **R – 2024.12.02 - 199**
Resolution Re: **FY2026 Capital Improvements Program Appropriation
for Dover High School Athletic Complex and
Authorization for Bonding**

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Robert Carrier		
Deputy Mayor Dennis Shanahan		
Councilor S. April Richer, Ward 1		
Councilor Robert Warach, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Debra Hackett, Ward 4		
Councilor Fergus Cullen, Ward 6		
Councilor Linnea Nemeth, At Large		
Councilor Lindsey Williams, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2024.12.02 - 199**
Resolution Re: **FY2026 Capital Improvements Program Appropriation
for Dover High School Athletic Complex and
Authorization for Bonding**

RESOLUTION BACKGROUND MATERIAL:

This resolution makes an appropriation for the FY2026 Capital Improvements Program project Dover High School Athletic Complex financed by debt and authorizes the sale of bonds.

Debt Authorization versus Debt Retirement

The following table compares the tentative authorization amount to the amount of debt being retired:

Description	School
FY2026 Authorization	15,795,000
FY2026 Retirement	3,560,651
Net Change	12,234,349

Legal Debt Limits

The following table summarizes the amount of debt outstanding & authorized-unissued, as of June 30, 2024 and this authorization, against the legal debt limits.

Description	City	School	Water	Downtown TIF	Waterfront TIF	Exempt	Total
Debt Outstanding	42,226,642	75,982,225	20,731,109	7,265,000	11,465,999	25,457,836	183,128,811
Authorized - Unissued	52,647,195	9,161,100	27,158,287	3,300,000	19,212,500	31,323,965	142,803,047
Total Issued & Unissued	94,873,837	85,143,325	47,889,396	10,565,000	30,678,499	56,781,801	325,931,858
This Authorization	0	15,795,000	0	0	0	0	15,795,000
Grand Total	94,873,837	100,938,325	47,889,396	10,565,000	30,678,499	56,781,801	341,726,858
Legal Debt Limit	200,186,929	467,102,834	667,289,763	NA	NA	NA	
Unused Capacity	105,313,092	366,164,509	619,400,367				
Percent Unused	52.6%	78.4%	92.8%				

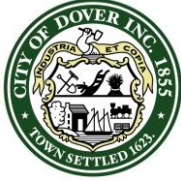
Notes: Legal debt limits are based on a percent of equalized assessed value. City 3%, School 7%, Water 10%.

Exempt includes Sewer and Tolend Road Landfill debt.

Debt exempt from legal debt limits are Sewer, Tolend Road Landfill debt, Downtown TIF,
Waterfront TIF

Financial Policy Considerations

The City Council adopted Financial Policies will be adhered to with the proposed debt authorization contained in this resolution.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2024.12.02 - 199**
Resolution Re: **FY2026 Capital Improvements Program Appropriation
for Dover High School Athletic Complex and
Authorization for Bonding**

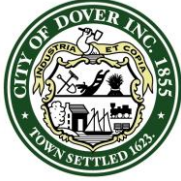
Rate Impacts

The following tables summarize the change from year to year on the Property Tax Rate related to the project proposed to be bonded in FY2026. The left table reflects the impact of the new CIP project only; the right table reflects the combined impact of the new CIP project and anticipated debt related to prior year authorizations. The rate changes have been adjusted for any amendments to projects from the proposed CIP.

CIP Authorization Only					Including Prior Year Authorizations				
Net Change in Property Tax Rates					Net Change in Property Tax Rates				
		2026	2027	2028			2026	2027	2028
City		0.00	0.00	0.00	City		0.35	0.19	0.02
School		0.06	0.19	0.19	School		0.21	0.33	0.14
Total Change		0.06	0.19	0.19	Total Change		0.56	0.52	0.16
Est Tax Rate		18.45	18.86	19.24	Est Tax Rate		18.72	19.24	19.40
% Change City		0.00%	0.00%	0.00%	% Change City		5.43%	2.79%	0.30%
% Change School		0.68%	2.13%	2.10%	% Change School		2.37%	3.64%	1.52%
% Change Total		0.33%	1.04%	1.04%	% Change Total		3.08%	2.78%	0.86%
Rate per \$1,000 of Assessed Value					Rate per \$1,000 of Assessed Value				

The table below reflects the net change from year to year, and the total change after 3 years, for an average single-family home for taxes, based on the FY25 assessed value at \$580,809.

Impact to Average Single Family Home				
				Change
				After
Description	Yr1	Yr2	Yr3	3 Years
CIP Only				
Property Tax	35	110	110	256
Including PY Authorizations				
Property Tax	325	302	93	720



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.B.

Resolution Number: **R – 2024.12.02 - 200**
Resolution Re: **FY2026 Capital Improvements Program – Non-Debt
Financed Appropriation for Dover High School Athletic
Complex Project**

WHEREAS: The City Council desires to make public improvements as listed in the Capital Improvements Program and to finance these improvements with transfers from Capital Reserve Funds and appropriation of existing funds.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL, THAT:
The following capital outlays are appropriated as part of the FY2026 Capital Improvements Program for the purposes so designated and the Finance Director is authorized to transfer the funds from the respective Reserve Funds in the amounts listed.

Item	Description	Appropriation	Funding	Fund
1	Dover High School Athletic Complex	\$900,000	School Facilities Capital Reserve	Capital Reserve
	Total	\$900,000		

Note: This resolution requires a public hearing and a 2/3 majority vote according to C6-6 of the charter.

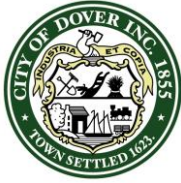
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Councilor Fergus Cullen

Approved as to Legal
Form and Compliance: Joshua Wyatt
City Attorney

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.B.

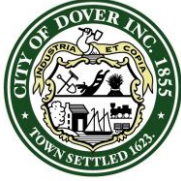
Resolution Number: **R – 2024.12.02 - 200**
Resolution Re: **FY2026 Capital Improvements Program – Non-Debt
Financed Appropriation for Dover High School Athletic
Complex Project**

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Robert Carrier		
Deputy Mayor Dennis Shanahan		
Councilor S. April Richer, Ward 1		
Councilor Robert Warach, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Debra Hackett, Ward 4		
Councilor Fergus Cullen, Ward 6		
Councilor Linnea Nemeth, At Large		
Councilor Lindsey Williams, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.B.

Resolution Number: **R – 2024.12.02 - 200**
Resolution Re: **FY2026 Capital Improvements Program – Non-Debt
Financed Appropriation for Dover High School Athletic
Complex Project**

RESOLUTION BACKGROUND MATERIAL:

This resolution makes an appropriation for the FY2026 Capital Improvements Program project Dover High School Athletic Complex and to finance the appropriation through use of capital reserve funds as presented in the FY2026 to FY2031 Capital Improvements Program book. In addition, this resolution authorizes the transfer of Capital Reserve Fund moneys.

The following table reflects the amount to be appropriated for FY2026 CIP project from the identified capital reserve fund and the projected balance as of 6/30/2025:

	Proposed	Balance
Description	Appropriation	6/30/2025
Capital Reserve Funds CIP		
School Facilities Capital Reserve	\$900,000	\$900,000
Total	\$900,000	