

CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, December 11, 2024**
Meeting Time: **7:00 pm**

1. CALL TO ORDER

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Councilor Warach led the pledge of allegiance.

4. ROLL CALL ATTENDANCE

Present: Councilor Nemeth, Councilor Retrosi, Councilor Cullen, Councilor Hackett, Councilor Warach, Deputy Mayor Shanahan, Mayor Carrier

Absent: Councilor Richer, Councilor Williams

Also Present: City Manager Joyal, City Clerk Vansylyvong-Bizier

5. PROCLAMATIONS/AWARDS

Mayor Carrier recognized the St. Thomas Aquinas High School Girls' Soccer Team with a proclamation.

6. APPROVAL OF AGENDA

Deputy Mayor Shanahan moved to approve the agenda, seconded by Councilor Retrosi.
Vote: 7-0.

7. PUBLIC HEARINGS

Deputy Mayor Shanahan moved to amend Council rules to speaking for public hearings and public forum to a two-minute limit, seconded by Councilor Cullen.
Roll Call Vote: 7-0.

A. CHAPTER 105, SECTION 21

SPONSORED BY MAYOR CARRIER BY REQUEST

The Mayor, seeing no one wishing to speak, closed the Public Forum.

B. FY2026 CAPITAL IMPROVEMENTS PROGRAM APPROPRIATION FOR DOVER HIGH SCHOOL ATHLETIC COMPLEX AND AUTHORIZATION FOR BONDING

(VOTE TO OCCUR DECEMBER 18, 2024)

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

SPONSORED BY COUNCILOR CULLEN

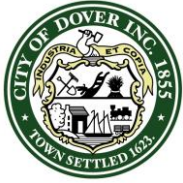
Susan Smith, 2 Susannah's Crossing, requested more information on the cost of the project.

Allison Davis, 11 Hidden Valley Dr, spoke about concerns with the cost of the project.

Doug McGregor, 43 Ezra's Way, spoke in favor of the project.

Robin Trefethen, 3 Nantucket Ct, spoke about her support for the project as a member of the community. As a School Board member, she spoke about concerns with the cost of the project.

John Atherton, spoke about the cost of the project.



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Carter Judkins, 100 First St, spoke about concerns with the project in regards to PFAS, and the cost of the project.

Robert Gordon, 31 Atkinson St, spoke about the cost of the project and concerns with synthetic turf.

Christine Baber, 5 Gerry's lane, asked the Council to bring in experts for natural grass and to understand the cost differential of natural grass versus synthetic turf.

Cynthia Walter, 22 West Concord St, spoke about concerns with the cost of the project.

Melanie Rhodes, 4 Austin Dr, read a letter from her husband Chuck Rhodes, and they spoke about the concerns with public health in regards to the use of synthetic turf, and the cost of the project.

Jeremy Small, 16 Roberts Rd, spoke in favor of the project.

Steven Fellows, 8 Homestead Ln, spoke in favor of the project.

Emily Murphy, 4 Shaw's Ln, spoke about the possibility of other options for the field in regards to turf.

Leann Sapienza, 40 1/2 Dover Point Rd, spoke about the importance of fully funding the school department and concerns with the cost of the project.

Audrey Carter, 10 Tamarack Dr, spoke in favor of the project.

Peter Wotton, 12 Apache St, spoke in favor of the project.

Kevin Sprague, 27 Woodland Rd, spoke in favor of the project.

Jamie Stevens, 7 Drew Rd, spoke in favor of the project.

Shelly McGregor, 43 Ezra's Way, spoke in favor of the project.

Bill Baber, 5 Gerry's Ln, asked the Council to have as much information as possible before making any decision and to be transparent with the public about it.

Gary Dickerman, 39 Sandra's Run, spoke about the cost of the project and the revenue it may or may not generate.

Matt Labarre, 95 County Farm Cross Rd, spoke in favor of the project.

Greg Kageleiry, 58 Constitution Way, spoke about the importance of making the decision based on what is best for the students.

Chris Ketcham, 22 Evergreen Valley Dr, spoke in favor of the project.

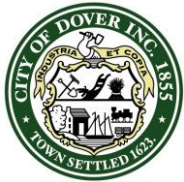
Greg Hunt, 295 Back Rd, spoke about the cost of the project.

Jeff Sanborn, 30 Silver St, spoke in favor of the project.

Kevin Calhoun, 36 Lucy Ln, spoke in favor of the project.

Tim McCoy, 270 Washington St, spoke about the importance of renovating the fields.

Brian Snow, 20 Dean Dr, spoke in favor of funding the project.



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Annie Wagner, 12 Niles St, spoke in favor of funding the project.

**C. FY2026 CAPITAL IMPROVEMENTS PROGRAM – NON-DEBT FINANCED
APPROPRIATION FOR DOVER HIGH SCHOOL ATHLETIC COMPLEX PROJECT
(VOTE TO OCCUR DECEMBER 18, 2024)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY COUNCILOR CULLEN**

Kate Surman, 39 Sandra's Run, asked for more detailed financial information in regards to the project.

Connor Lazars, 11 West Concord St, spoke in favor of funding the project.

Ben Castles, 11 Red Fox Ln, spoke in favor of funding the project.

Hector Martinez, 17 Hampshire Cir, spoke in favor of funding the project.

Cynthia Walter, 22 West Concord St, spoke about breaking up the project in parts to lower the cost.

Jeremy Small, 16 Roberts Rd, spoke in favor of funding the project.

Micaela Demeter, 33A Piscataqua Rd, spoke about the timing of the project.

Nick Piatti, 13 Elmview Cir, spoke in favor of funding the project.

Lily Hunt, 28A Cataract Ave, spoke in favor of funding the project.

Lenora R, 7A Avon Ave, spoke in favor of funding the project.

8. PUBLIC FORUM

Taxpayers, Business owners, and Residents are invited to speak on any issue pertaining to the business of the City of Dover. Statements shall be limited to five minutes.

Eric Lever, 42 Main St, addressed the resolution to reprogram funds from the downtown redesign, he asked the Council to not vote in favor of the resolution.

Aaron Williams, 51 Sixth St, urged the Council to vote down the resolution to reprogram funds from the downtown redesign.

Kate Surman, 39 Sandra's Run, voiced concerns about the crosswalk at 388 Central Ave.

Nick Piatti, 13 Elmview Cir, spoke in favor of the athletic complex project.

Maxine Goard, 6 Beverly Ln, spoke in favor of the athletic complex project.

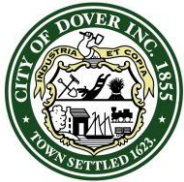
Christine Wilhelm, 137 Henry Law Ave, spoke in favor of the athletic complex project.

Gary Dickerman, 39 Sandra's Run, spoke about items to address with the athletic complex project.

Kevin Sprague, 27 Woodland Rd, thanked the Council for listening and voiced support for the athletic complex project.

Ronan O'Doherty, 13 Elliot Park, spoke in favor of the athletic complex project.

Jamie Stevens, 7 Drew Rd, spoke in favor of the athletic complex project and thanked the Council and JBC for their efforts.



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9. CITY MANAGER'S REPORT

City Manager Joyal gave an overview of his report to the Council that was submitted in writing. The Manager appointed Mary Beth Rudolph to Dover Housing Authority for a term of 1/1/2025 to 3/31/2028.

Deputy Mayor Shanahan moved to approve the report, seconded by Councilor Warach.
Vote: 7-0.

10. APPROVAL OF MINUTES

A. November 6, 2024 – Non-Public, Workshop, Special Meeting

B. November 13, 2024 – Regular Meeting

Deputy Mayor Shanahan moved to approve the sets of minutes, seconded by Councilor Retrosi.
Vote: 7-0.

11. MAYOR'S REPORT

The Mayor gave an overview of events and meetings he attended over the last few weeks. Deputy Mayor Shanahan moved to approve the Mayor's Report, seconded by Councilor Hackett.
Vote: 7-0.

12. UNFINISHED BUSINESS

A. ORDINANCES IN THE 2ND READING

1. CHAPTER 105, SECTION 21

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the ordinance, seconded by Councilor Retrosi. City Manager Joyal gave an overview of the ordinance to the Council.
Roll Call Vote: 6-0.

B. ORDINANCES IN THE 3RD READING

C. RESOLUTIONS

1. REPROGRAM UNEXPENDED BOND PROCEEDS FROM CHESTNUT STREET BRIDGE REPLACEMENT TO SIXTH STREET (BLACKWATER) BRIDGE REPLACEMENT PROJECT

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

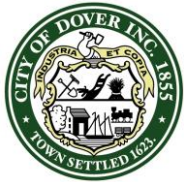
SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Nemeth.

City Manager Joyal gave an overview of the resolution to the Council.

Roll Call Vote: 6-0.

2. REPROGRAM UNEXPENDED BOND PROCEEDS FROM DOWNTOWN TRAFFIC EFFICIENCY IMPROVEMENTS PROJECT TO COCHECO WATERFRONT



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DEVELOPMENT SITE IMPROVEMENTS PROJECT (THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Retrosi.

City Manager Joyal gave an overview of the resolution to the Council.

Roll Call Vote: 7-0.

3. ADOPTION OF FY2026-FY2031 CAPITAL IMPROVEMENTS PLAN

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Hackett.

City Manager Joyal gave an overview of the resolution to the Council.

Deputy Mayor Shanahan moved to remove under "Fire and Rescue" section heavy rescue replacement for \$1,500,000.00 in fiscal year 2028, seconded by Councilor Retrosi.

Vote: 7-0.

Councilor Cullen moved to amend under "Education" section \$600,000.00 for Dover High School solar panel purchase from FY2026 to FY2029, seconded by Councilor Retrosi.

Discussion ensued.

Councilor Cullen withdrew motion and Councilor Retrosi withdraw second.

Councilor Cullen moved to reflect \$1,000,000.00 in FY2029 for the purposes of Dover High School solar panel array purchase, and remove the dollar amounts reflected in FY2026, 2027, 2028 and 2030, seconded by Councilor Retrosi.

Roll Call Vote: 2-5, with Councilor Nemeth, Councilor Hackett, Councilor Warach, Deputy Mayor Shanahan, and Mayor Carrier opposed.

Motion fails.

Deputy Mayor Shanahan moved to approve the amended Capital Improvements Plan, seconded by Councilor Hackett.

Roll Call Vote: 7-0.

4. APPROPRIATION FOR FY2026 CAPITAL IMPROVEMENTS PROGRAM – NON-DEBT FINANCED PROJECTS

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

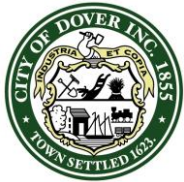
SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Warach.

City Manager Joyal gave an overview of the resolution to the Council.

Roll Call Vote: 7-0.

5. APPROPRIATION FOR FY2026 CAPITAL IMPROVEMENTS PROGRAM AND AUTHORIZATION FOR BONDING



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(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded Councilor Warach. City Manager Joyal gave an overview of the resolution to the Council.

Deputy Mayor Shanahan moved to amend the FY2026 capital improvements program and authorization for bonding to eliminate item #4: \$1,500,000.00 for Fire and Rescue Heavy Rescue Replacement, seconded by Councilor Warach.

Roll Call Vote: 7-0.

Deputy Mayor Shanahan moved to approve the amended resolution, seconded by Councilor Hackett.

Roll Call Vote: 7-0.

13. NEW BUSINESS

A. CONSENT CALENDAR

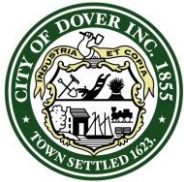
1. **B23024 – ARCHITECTURAL DESIGN SERVICES – WATERFRONT PARK BUILDING, ADDITIONAL SCOPE OF WORK**
SPONSORED BY MAYOR CARRIER BY REQUEST
2. **B14074 ENGINEERING SERVICES FOR THE CONSTRUCTION OF THE PUDDING HILL WATER TREATMENT FACILITY, AMENDMENT NO. 5 – UNDERWOOD ENGINEERS**
SPONSORED BY MAYOR CARRIER BY REQUEST
3. **B13052 EMULSION POLYMER EXTENSION WITH SOLENIS LLC**
SPONSORED BY MAYOR CARRIER BY REQUEST
4. **TIRE, ELECTRONICS AND PROPANE TANK RECYCLING SERVICES**
SPONSORED BY MAYOR CARRIER BY REQUEST
5. **HOLMATRO RESCUE TOOLS – STATE OF MA CONTRACT WITH INDUSTRIAL PROTECTION SERVICES, LLC**
SPONSORED BY MAYOR CARRIER BY REQUEST
6. **AMENDMENT TO AD HOC COMMITTEE TO ADDRESS COMMUNITY HOUSING NEEDS**
SPONSORED BY MAYOR CARRIER BY REQUEST
7. **APPROVAL OF AMENDMENTS TO ETHICS COMMISSION OPERATING RULES**
SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the Consent Calendar, seconded by Councilor Nemeth.

No Councilors wished to pull any items for further discussion.

Roll Call Vote: 7-0.

COMMITTEE REPORTS



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Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, December 11, 2024**
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1. Arts Commission (Nemeth)
2. Conservation Commission (Williams)
3. Library Board of Trustees (Nemeth)
4. **Appointments Committee (Williams)**
5. Planning Board (Cullen)
6. School Board Liaison (Hackett)
7. Recreation Advisory (Retrosi)
8. Energy Commission (Richer)
9. Parking Commission (Warach)
10. McConnell Center Advisory Committee (Retrosi)
11. Legislative Liaison (Shanahan)
12. Committee for Racial Equity and Inclusion (Nemeth)
13. Graffiti Management Advisory Committee (Nemeth)
14. Ordinance Committee (Shanahan)
15. Solid Waste Advisory Committee (Hackett)
16. Transportation Advisory Commission (Richer)
17. Heritage Commission (Retrosi)
18. Board of Health (Richer)
19. Downtown TIF Advisory Board (Warach)
20. **Cochecho Waterfront Development Advisory Committee (Carrier)**
21. **COAST (Shanahan)**
22. **Waterfront TIF Advisory Board (Warach)**
23. **Dover Main Street (Carrier)**
24. **Strafford Regional Planning Commission (Williams)**
25. **Government Affairs (Carrier)**
26. **Cemetery Board (Warach)**
27. **Joint Building Committee – Athletic Complex (Cullen)**

Deputy Mayor Shanahan presented the Appointments Committee Report to the Council for approval as follows:

New Appointments:

Virginia Kristl – Solid Waste Advisory Committee – Alternate Member (term: 12/11/2024 to 12/11/2027)

Paige Vaughn – Arts Commission – Alternate Member (term: 12/11/2024 to 2/14/2027)

Amy Wernock – Arts Commission – Regular Member (term: 12/11/2024 to 9/14/2025)

Chris Jennings – Recreation Advisory – Regular Member (term: 12/11/2024 to 12/11/2027)

Resignations:

George Regan – Zoning Board of Adjustment

Denyse Anderson – McConnell Center Advisory

Maurice Olivier – Transportation Advisory

Change in Status:

Jackson Browne – Alternate to Regular Member – Zoning Board of Adjustment

Removal due to absenteeism:

Shawn Mickelonis – Recreation Advisory Committee & Dover Utilities Commission

Deputy Mayor Shanahan motioned to accept the Appointments Committee Report as presented, seconded by Councilor Warach.

Vote: 7-0.

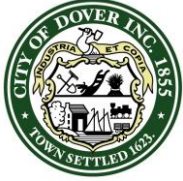
Deputy Mayor Shanahan gave an overview of the COAST report to the Council.

Mayor Carrier gave an overview of the Dover Main Street report to the Council.

A lengthy discussion ensued in regards to the Joint Building Committee – Athletic Complex. The Council came to a consensus that they would like more information from the JBC with the expectation that the project will be in 2026.

B. RESOLUTIONS

1. B25007 AWARD OF BID WATERFRONT PAVILION CONSTRUCTION SPONSORED BY MAYOR CARRIER BY REQUEST



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Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Hackett.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.

2. APPROVAL OF FUNDS TO EVERSOURCE FOR NEW UNDERGROUND UTILITY SOURCE TO WATERFRONT

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Retrosi.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.

3. GROUNDWATER EXPLORATION & DEVELOPMENT-GRIFFIN PRODUCTION WELL RE-PERMITTING-EMERY & GARRETT

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Warach.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.

4. B11001 CONSTRUCTION OVERSIGHT OF UPGRADES TO RIVER STREET PUMP STATION AMENDMENT NO. 1 WRIGHT-PIERCE

SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved approve the resolution, seconded by Councilor Retrosi.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.

5. AUTHORIZATION TO PURCHASE TWO AMBULANCES USING BODY RE-MOUNT PROGRAM WITH PL CUSTOM BODY & EQUIPMENT WITH SUGARLOAF AMBULANCE-RESCUE VEHICLES VIA SOURCEWELL

SPONSORED BY MAYOR CARRIER BY REQUEST

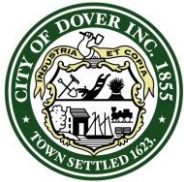
Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Warach.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.

6. AUTHORIZATION TO PURCHASE TWO 2025 FORD F-600 PLOW TRUCKS AND UPFIT
SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Nemeth.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.

7. PURCHASE OF 2025 MODEL YEAR VEHICLES – STATE OF NH CONTRACTS
SPONSORED BY MAYOR CARRIER BY REQUEST

Deputy Mayor Shanahan moved to approve the resolution, seconded by Councilor Hackett.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 7-0.



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- 8. APPROPRIATION FOR FY2026 CAPITAL IMPROVEMENTS PROGRAM – AMBULANCE REPLACEMENT NON-DEBT FINANCED PROJECT
(TO BE REFERRED TO A PUBLIC HEARING AND VOTE ON DECEMBER 18, 2024)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR CARRIER BY REQUEST**

Deputy Mayor Shanahan moved to refer the resolution to a public hearing on January 15, 2025, seconded by Councilor Warach.
Vote: 7-0.

- 9. REPROGRAM UNEXPENDED CIP APPROPRIATION FROM IRELAND WELL REPLACEMENT FY2017 CIP PROJECT TO GARRISON HILL WATER STORAGE TANK CIP PROJECT
(TO BE REFERRED TO A PUBLIC HEARING ON JANUARY 8, 2025 WITH A VOTE TO OCCUR JANUARY 22, 2025)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR CARRIER BY REQUEST**

Deputy Mayor Shanahan moved to refer the resolution to a public hearing on January 15, 2025, seconded by Councilor Nemeth.
Vote: 7-0.

- 10. REPROGRAM UNEXPENDED BOND PROCEEDS FROM VARIOUS WATER FUND CAPITAL PROJECTS TO GARRISON HILL WATER STORAGE TANK REHABILITATION PROJECT
(TO BE REFERRED TO A PUBLIC HEARING ON JANUARY 8, 2025 WITH A VOTE TO OCCUR JANUARY 22, 2025)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR CARRIER BY REQUEST**

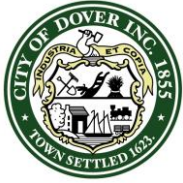
Deputy Mayor Shanahan moved to refer the resolution to a public hearing on January 15, 2025, seconded by Councilor Warach.
Vote: 7-0.

- 11. REPROGRAM UNEXPENDED BOND PROCEEDS FROM DOVER HIGH SCHOOL CONSTRUCTION PROJECT TO DOVER SCHOOLS LED LIGHTING UPGRADES PROJECT
(TO BE REFERRED TO A PUBLIC HEARING ON JANUARY 8, 2025 WITH A VOTE TO OCCUR JANUARY 22, 2025)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR CARRIER BY REQUEST**

Deputy Mayor Shanahan moved to refer the resolution to a public hearing on January 15, 2025, seconded by Councilor Hackett.
Vote: 7-0.

C. ORDINANCES IN 1ST READING

14. COUNCIL CORRESPONDENCE



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Deputy Mayor Shanahan moved to place a letter from the Woodman Museum on file with the minutes, seconded by Councilor Warach.

Vote: 7-0.

15. COUNCIL MATTERS OF INTEREST

16. ADJOURN