

CITY OF DOVER

CITY COUNCIL - AGENDA

Meeting Type: **Special Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, December 3, 2025**
Meeting Time: **7:00 PM**

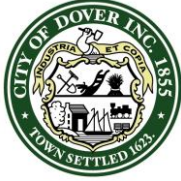
- 1. CALL TO ORDER**
- 2. MOMENT OF SILENCE**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL ATTENDANCE**
- 5. PUBLIC FORUM**

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. GENERAL FUND FY2026 BUDGET AMENDMENT FOR APPROPRIATION OF CITY'S PORTION OF COUNTY WARMING CENTER PROJECT
(TO BE REFERRED TO A PUBLIC HEARING & VOTE ON DECEMBER 10, 2025)
(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR CARRIER BY REQUEST**

7. ADJOURNMENT



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 6.A.

Resolution Number: **R – 2025.12.03 - 77**
Resolution Re: General Fund FY2026 Budget Amendment for
Appropriation of City's Portion of County Warming Center
Project

WHEREAS: The Dover City Council adopted the City of Dover FY2026 operating budget on April 2, 2025; and

WHEREAS: On October 22, 2025 the City Council voted to enter into an agreement with Strafford County and the Cities of Rochester and Somersworth to contribute funds to create a new emergency extreme cold weather warming center on county owned land on County Farm Road; and

WHEREAS: On November 20, 2025 the City Council received correspondence from the Strafford County Commissioners (copy attached to this resolution) regarding the county warming center project and requesting a commitment from the City to contribute an apportioned amount of \$1,698,878 towards the \$3.5 million estimated cost of the project; and

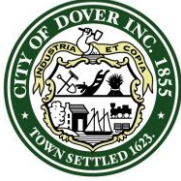
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:
The amount of One Million Six Hundred Ninety-Eight Thousand and Eight Hundred Seventy-Eight Dollars (\$1,698,878.00) is hereby appropriated for Dover's contribution to Strafford County emergency extreme cold weather warming center as part of the FY2026 General Fund City budget as noted in the table below:

Account Number	Account Description	Adopted Budget	Budget Amendment	Revised Budget
REVENUE				
1000.1.400.44410.3918.00000.00.000.000.R80	Welfare Admin - Transfer From Trust Funds	0.00	510,000.00	510,000.00
1000.1.150.41520.3621.00000.00.000.000.R50	CC & TC - Sale of City Property	13,700.00	1,188,878.00	1,202,578.00
		13,700.00	1,698,878.00	1,712,578.00
APPROPRIATIONS				
1000.1.400.44410.4835.00000.00.000.000.990	Welfare Admin - Subsidy - Strafford County	0.00	1,698,878.00	1,698,878.00
		0.00	1,698,878.00	1,698,878.00

AND FURTHER BE IT RESOLVED THAT:

The City Manager through the City Purchasing Agent is hereby authorized to issue a Purchase Order up to an amount not to exceed \$1,698,878 to Strafford County for the City's portion of warming center project. The amount of this authorization shall be limited so as not to exceed available funding appropriated by this resolution.

NOTE: THIS RESOLUTION REQUIRES A PUBLIC HEARING AND A TWO-THIRDS MAJORITY TO ADOPT PURSUANT TO DOVER CHARTER C6-6.



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AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Robert Carrier
By Request

Approved as to Legal: Jennifer R. Perez
Form and Compliance: Acting City Attorney

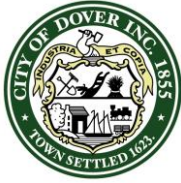
Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk

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.		



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RESOLUTION BACKGROUND MATERIAL:

In accordance with City Charter C6-6 *Appropriations After Adoption of the Budget*, the City Council is seeking to adopt a FY2026 General Fund Budget Amendment to appropriate \$1,698,878.00 to contribute funding to Strafford County Emergency Extreme Cold Weather Warming Center. The appropriation to be funded through sale of City property and transfer from the Jeremy Guppy Trust.

The Dover City Council approved entering into an agreement with Strafford County and the Cities of Rochester and Somersworth to contribute funds to create a new emergency extreme cold weather warming center on county owned land on County Farm Road.

In the letter attached to this resolution from the Strafford County Commissioners, the county is requesting that the Dover City Council approves Dover's apportioned share of the warming center project cost. The county has determined the total cost for construction of the warming center to be \$3.5 million and Dover's share to be no more than \$1,698,878. The county is looking to have commitments in place from each of the tri-cities before the end of December to allow for timely awarding on a construction contract, so warming center facility is ready for 2026/2027 winter season.

On November 24, 2025 the City of Dover sold a parcel of land located in Rollinsford that was bequeathed to the City by Jeremy Belknap Guppy. In the event the parcel was ever sold by the City of Dover, the proceeds from the sale of the property were to be deposited into the Jeremy Guppy Trust. The Jeremy Guppy Trust, as established by a bequest in Mr. Guppy's will, is to aid the worthy poor of the City. The sale of the parcel in Rollinsford resulted in sale proceeds of \$510,000.00 being placed into the trust.

On October 22, 2025 in addition to the City Council approval of entering into the tri-city agreement for the warming center on county land, the City Council further approved the City Manager to market for sale the existing Willand Warming Center property located at 30 Willand Drive in Somersworth. The proceeds from the sale, minus expenses incurred by the City of Dover, will be utilized to fund Dover's portion of contributing to the Strafford County Emergency Extreme Cold Weather Warming Center.

COMMISSIONERS
GEORGE MAGLARAS, *Chairman*
LESLIE A. FELICIANO, *Vice Chair*
SEAN M. LEAVITT, *Clerk*

TREASURER
PAMELA J. ARNOLD

COUNTY ADMINISTRATOR
RAYMOND F. BOWER

**STRAFFORD COUNTY
COMMISSIONERS**

WILLIAM A. GRIMES
Justice & Administration Building
259 County Farm Road, Suite 204
Dover, New Hampshire 03820
Telephone: 603-742-1458
Fax: 603-743-4407



November 20, 2025

Dear Mayors and City Managers:

For the furtherance of the warming shelter project to be built on County property, we are seeking formal commitment for up to \$3.5 million in projected costs. We are seeking this commitment no later than December 31, 2025 so that destruction can begin on the old Humane Society during the winter enabling an early spring construction. This will enable the shelter to be available for the 2026-2027 cold weather season. Whereas the agreement between the cities is to divide the costs based on the most recent (2024) equalized assessed evaluation, the projected commitment between the cities are as follows:

<u>CITY</u>	<u>2024 EQUALIZED VALUATION</u>	<u>% OF VALUATION</u>	<u>% OF COST OF WARMING CENTER</u>
DOVER	\$7,157,772,360.00	48.54%	\$1,698,877.58
ROCHESTER	\$5,546,851,049.00	37.62%	\$1,316,529.84
SOMERSWORTH	\$2,041,702,976.00	13.85%	\$484,592.58
	\$14,746,326,385.00	100.00%	\$3,500,000.00

It has been an arduous task to pull this project together. The County is very pleased to play a part with the mayors and city managers. The end is in sight.

Very truly yours,

George Maglaras, Chairman
Strafford County Commissioners