

CITY OF DOVER

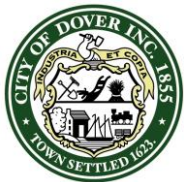
CITY COUNCIL - AGENDA

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, May 13, 2026**
Meeting Time: **7:00 pm**

1. CALL TO ORDER
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL ATTENDANCE
5. PROCLAMATIONS/AWARDS – SHAW FAMILY RECOGNITION & RIDE THE ROBOT ROBOTICS TEAM
6. APPROVAL OF AGENDA
7. PUBLIC HEARINGS
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.

9. CITY MANAGER'S REPORT
10. APPROVAL OF MINUTES
 - A. April 22, 2026 – Regular Meeting
11. MAYOR'S REPORT
12. UNFINISHED BUSINESS
 - A. ORDINANCES IN THE 2ND READING
 - B. ORDINANCES IN THE 3RD READING
 - C. RESOLUTIONS
 1. ADDITIONAL APPROPRIATION AND AUTHORIZATION FOR BONDING FOR FY2027 CIP WATER TREATMENT PLANT UPGRADES – FRENCH CROSS STATION (THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR SHANAHAN BY REQUEST
 2. REPROGRAM UNEXPENDED BOND PROCEEDS FROM CERTAIN COMMUNITY SERVICES CIP PROJECTS TO HENRY LAW AVENUE RECONSTRUCTION CIP PROJECT (THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
SPONSORED BY MAYOR SHANAHAN BY REQUEST
13. NEW BUSINESS
 - A. CONSENT CALENDAR
 1. B26062 WATER DEPARTMENT SUPPLIES AS NEEDED
SPONSORED BY MAYOR SHANAHAN BY REQUEST
 2. B26063 SEWER DEPARTMENT SUPPLIES AS NEEDED
SPONSORED BY MAYOR SHANAHAN BY REQUEST



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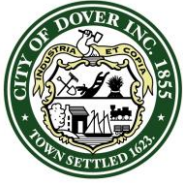
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3. **ADDITIONAL SCOPE OF WORK FOR DREDGE CELL CLOSURE WITH VERDANTAS, LLC**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
4. **B12006 AUTHORIZATION TO PURCHASE LIQUID PROPANE FROM D.F. RICHARD, INC.**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
5. **B26054 NEBI PARK PAVILION OPERATOR OR TENANT**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
6. **B26058 PRECAST CONCRETE STRUCTURES**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
7. **AUTHORIZATION TO ACCEPT EASEMENTS ON TWO PROPERTIES NEAR CENTRAL AVENUE: (I) FROM COCHECHO MILLS HOLDINGS, LLC ON TAX MAP 3, LOT 66 FOR PUBLIC ACCESS AND FOR DOVER'S FUTURE 9/11 MEMORIAL; AND (II) FROM 421 CENTRAL AVENUE, LLC FOR PUBLIC ACCESS ON TAX MAP 3, LOT 67**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
8. **APPROVAL OF LEASE AGREEMENT BETWEEN CITY OF DOVER AND BELLAMY PARK DISC GOLF CLUB**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
9. **APPROVAL OF LEASE AGREEMENT AMENDMENT WITH NEW ENGLAND SPORTS COMPLEX, INC. d/b/a FIRST PUSH SYNDICATE**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
10. **APPROVAL OF LEASE AGREEMENT BETWEEN OUR DAILY BREAD, LLC AND CITY OF DOVER AND MCCONNELL CENTER**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
11. **APPROVAL OF PURCHASE AND SALE FOR PROPERTY REFERRED TO IN PAST DEEDING AS DISPOSITION PARCEL 3/C/5 ON ORCHARD STREET (TAX MAP 2, LOT 83-A)**
SPONSORED BY MAYOR SHANAHAN BY REQUEST

COMMITTEE REPORTS

1. Arts Commission (Robison)
2. Conservation Commission (Williams)
3. Library Board of Trustees (Richer)
4. Appointments Committee (Williams)
5. Planning Board (Robison)
6. School Board Liaison (Carmichael)
7. Recreation Advisory (Retrosi)
8. Energy Commission (Veitch)
9. Parking Commission (Cullen)
10. Legislative Liaison (Shanahan)
11. Committee for Racial Equity and Inclusion (Carmichael)
12. Ordinance Committee (Shanahan)
13. Solid Waste Advisory Committee (Richer)
14. Transportation Advisory Commission (Cullen)
15. Heritage Commission (Retrosi)
16. Board of Health (Veitch)
17. Downtown TIF Advisory Board (Robison)
18. Cochecho Waterfront Development Advisory Committee (Shanahan)
19. COAST (Shanahan)
20. Waterfront TIF Advisory Board (Cullen)
21. Dover Main Street
22. Stafford Regional Planning Commission (Williams)
23. Government Affairs (Shanahan)
24. Joint Building Committee – Athletic Complex (Cullen)
25. Cemetery Board (Veitch)
26. Dover Utilities Commission (Carmichael)



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B. RESOLUTIONS

1. **DISPOSAL OF CITY OWNED REAL-ESTATE AND TAX DEEDED PROPERTY**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
2. **B26001 AWARD OF BID FOR HENRY LAW AVE & PAYNE ST. RECONSTRUCTION TO NORTHEAST EARTH MECHANICS, LLC**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
3. **B25037 RFP26-001 EVALUATION OF WENTWORTH TERRACE PUMP STATION**
SPONSORED BY MAYOR SHANAHAN BY REQUEST
4. **B26048 WWTP WATER (WASTEWATER EFFLUENT) SKID SYSTEM**
SPONSORED BY MAYOR SHANAHAN BY REQUEST

C. ORDINANCES IN 1ST READING

14. COUNCIL CORRESPONDENCE
15. COUNCIL MATTERS OF INTEREST
16. ADJOURN



PROCLAMATION

- WHEREAS:** In April 1985, Bob and Cindy Shaw proudly opened the doors of River Bend Pizza & Subs at 31 George Street in Dover, New Hampshire, establishing what would become a beloved local institution and cornerstone of the community; and
- WHEREAS:** Originally operating as a neighborhood corner store offering pizza, subs, and convenience grocery items, River Bend Pizza & Subs quickly became a gathering place for residents, Public Works employees, police officers, families, and generations of Dover community members; and
- WHEREAS:** Through four decades of dedicated service, the Shaw family has remained committed to treating customers like family, providing quality food, generous portions, and fostering meaningful relationships that have stood the test of time; and
- WHEREAS:** River Bend Pizza & Subs has demonstrated an unwavering commitment to the Dover community by supporting local youth sports teams, mentoring young employees, and creating lasting connections with generations of families who continue to return with children and grandchildren of their own; and
- WHEREAS:** River Bend Pizza & Subs has become well known throughout Dover for its welcoming atmosphere and iconic menu items, including the legendary CHACON and its famous steak and cheese sandwich, both of which have become local favorites enjoyed by countless residents over the years; and
- WHEREAS:** After more than forty years of serving the Dover community, Bob and Cindy Shaw have announced their retirement, marking the close of an extraordinary chapter in Dover's small business history; and
- WHEREAS:** In recognition of the Shaw family's lasting contributions to the community, a commemorative plaque honoring their impact on the City of Dover will be installed following the completion of the Henry Law Park reconstruction and the installation of the new pavilions.

NOW, THEREFORE, I, Dennis Shanahan, Mayor of the City of Dover, New Hampshire, and the entire City Council, do hereby extend sincere congratulations and heartfelt gratitude to Bob and Cindy Shaw and their family for four decades of outstanding service, cherished memories, and unwavering dedication to the Dover community.

IN WITNESS WHEREOF, I have here unto set my hand and caused the Seal of the City of Dover to be affixed this 13th day of May, 2026.

Dennis Shanahan, Mayor
City of Dover, New Hampshire



PROCLAMATION

- WHEREAS:** The City of Dover proudly recognizes the accomplishments of local students who demonstrate excellence in science, technology, engineering, and mathematics through innovation, leadership, and community engagement; and
- WHEREAS:** The team was selected by the office of Governor Kelly Ayotte to represent the State of New Hampshire at the inaugural United States Governor's Cup, becoming one of only fifty teams nationwide invited to participate in this first-of-its-kind national FIRST Tech Challenge event; and
- WHEREAS:** The team competed on a national stage in Washington, D.C., showcasing outstanding engineering skills, teamwork, creativity, and innovation while representing both the City of Dover and the State of New Hampshire with distinction; and
- WHEREAS:** Through determination and community support, the team successfully raised sufficient funds to fully cover all housing expenses associated with participation in the Governor's Cup competition; and
- WHEREAS:** Although the team has completed only its third competition season, it has experienced remarkable growth, increasing its membership by 250 percent this year alone; and
- WHEREAS:** The team expanded its impact by helping establish and support additional robotics teams throughout the Seacoast regions of New Hampshire and Maine, increasing access to STEM opportunities while fostering collaboration, shared resources, competitive readiness, and greater visibility for FIRST programs across the region; and
- WHEREAS:** Team members dedicated 363 hours this year to outreach efforts throughout the community, inspiring students and promoting interest in STEM education and robotics; and
- WHEREAS:** The team was honored with the prestigious "Think Award" in recognition of its exceptional engineering documentation process and its ability to effectively demonstrate the engineering journey experienced throughout the competition season;

NOW, THEREFORE, I, Dennis Shanahan, Mayor of the City of Dover, New Hampshire, and the entire City Council, do hereby recognize and congratulate this outstanding FIRST Tech Challenge team for its extraordinary achievements, dedication to innovation and inclusivity, and commitment to inspiring the next generation of STEM leaders, and extend best wishes for continued success in all future endeavors.

IN WITNESS WHEREOF, I have here unto set my hand and caused the Seal of the City of Dover to be affixed this 13th day of May, 2026.

Dennis Shanahan, Mayor
City of Dover, New Hampshire



City Manager's Report

Executive Department

May 13, 2026

Reporting on: April 2026

J. Michael Joyal, Jr.
City Manager

Office of Business Development

Christopher Parker, Deputy City Manager; James Burdin, Business Development Coordinator; Reid Bickley, Business Development Specialist

Monthly Business Assistance Comparison

Monthly Comparison	Businesses Reached Out for Assistance	Business Visitations Performed	Businesses Connected to Business Assistance Resources	New Businesses Contacted to Locate in Dover
January 2026	23	10	20	3
February 2026	38	13	42	5
March 2026	40	18	36	15
April 2026	29	13	34	18

ECONOMIC TRENDS & NEWS

The Federal Reserve Bank of Boston modest price increases for a wide variety of commodities. Conflict in the Middle East has contributed to significant increases in the cost of energy, and high fuel costs could impact transportation of other goods. Several Dover restaurants have noted that out-of-season vegetables that would normally be imported from Mexico are either significantly more expensive, or are completely unavailable.

OTHER BUSINESS DEVELOPMENT ACTIVITIES

Business decisions to open, close, and relocate are often concentrated in the spring, and 2026 continues to follow this trend. Within the downtown, businesses like Fuego, Molly's, Bad Batch Cafe, and Topolino have opened since late 2025, and at least 4 additional commercial spaces are currently undergoing buildouts as they relocate to Dover and/or higher visibility locations. OBD has again taken the lead on review of Outdoor Dining permit applications and provided support to Inspection Services in April regarding event permit inquiries.

OBD provided business outreach to encourage businesses impacted by the Central Avenue Water Main Replacement project to sign up for project updates regarding water outages and parking impacts. OBD has also fielded multiple inquiries related to unplanned outages due to breaks in the old main during construction.

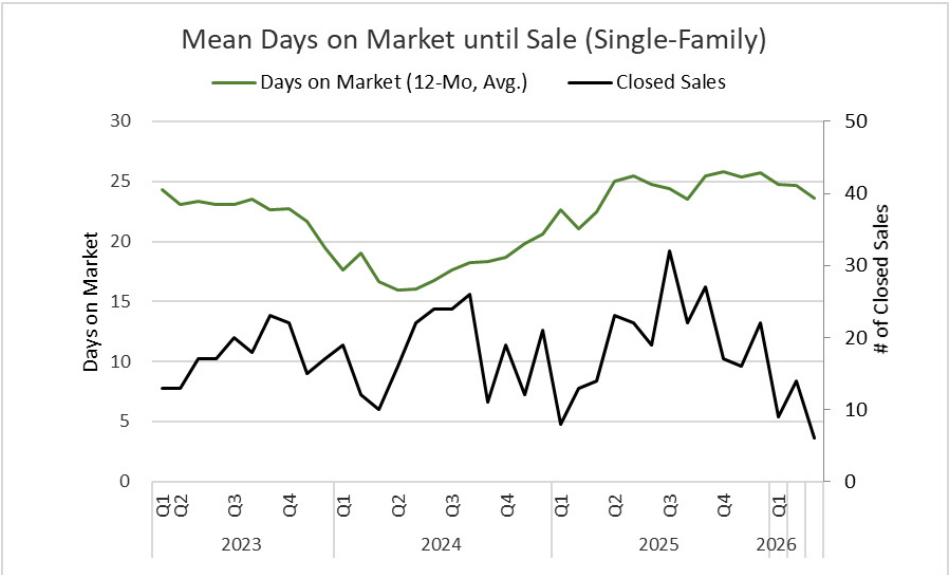
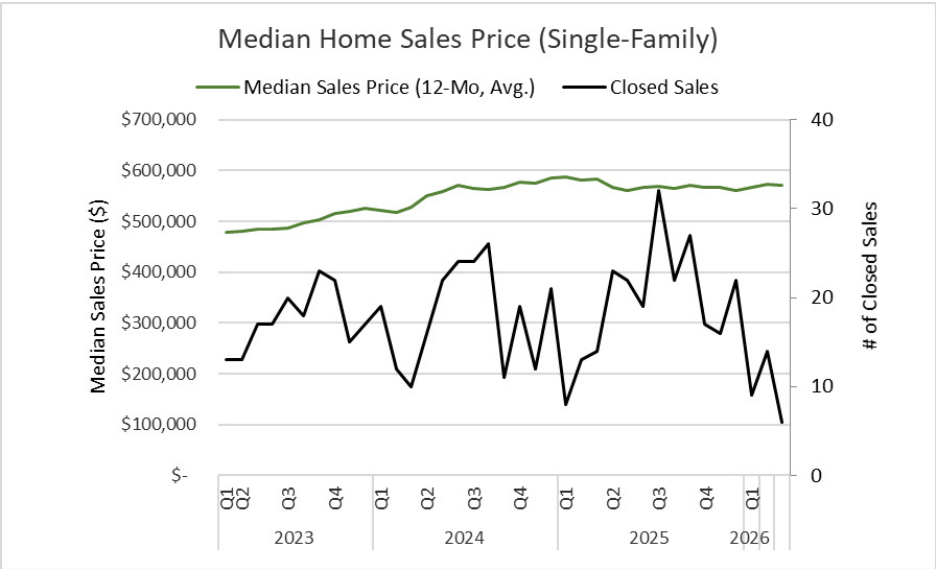
Business Development Coordinator James Burdin provided emergency transition planning assistance to the Workforce Housing Coalition in April due to the resignation of their Executive Director in his capacity as a WHC board member.

The American Planning Association's Economic Development Division recognized the Cochecho Waterfront Development as the 2026 recipient of their "Innovation in Economic Development" award in the "Implementation" category. OBD staff submitted the nomination, and Planning Director Donna Benton accepted the award at the 2026 National APA Conference in Detroit.

HOUSING MARKET

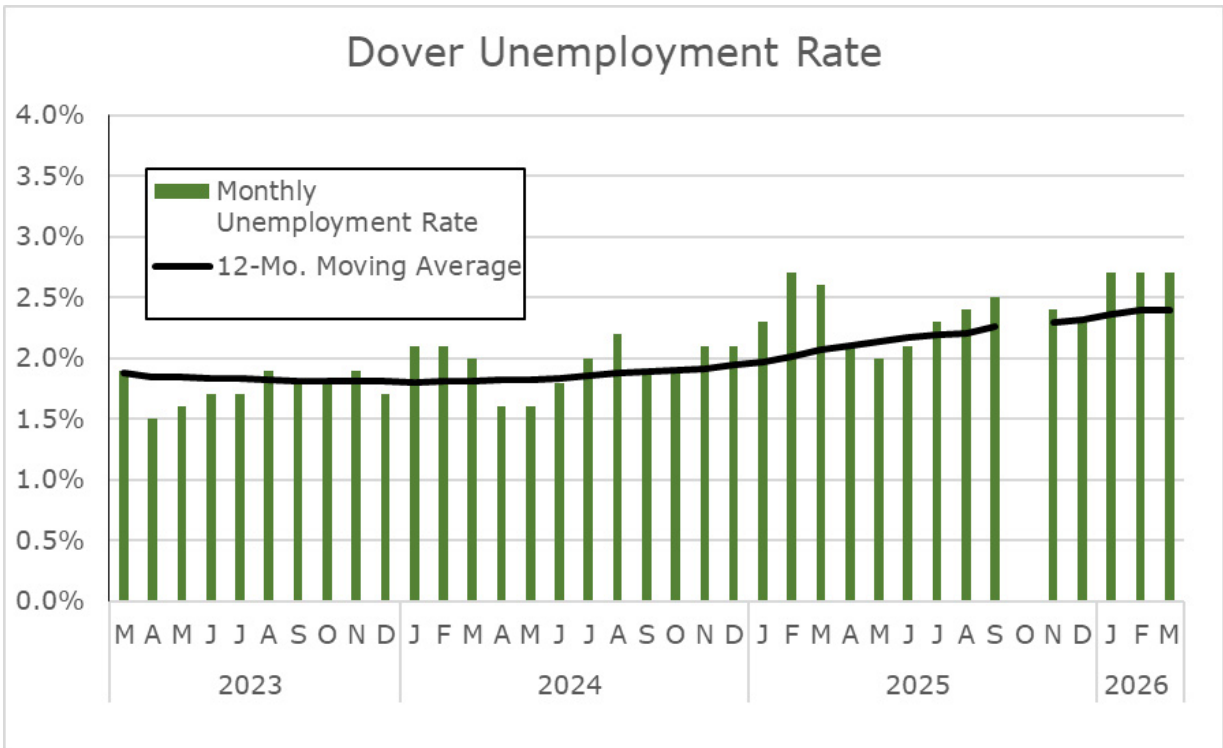
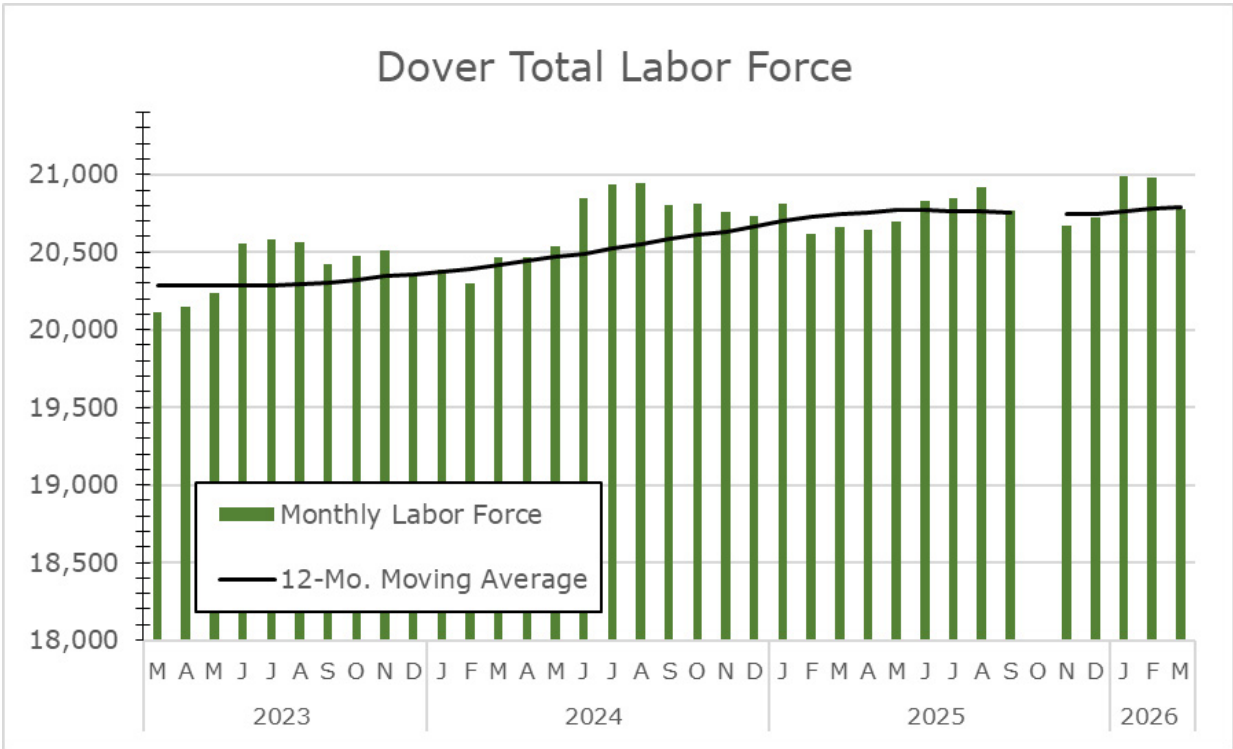
	February 2025	February 2026	12 Month Average
Median Sales Price	\$445,000	\$505,500	\$573,958
Days on the Market	20	19	25

	March 2025	March 2026	12 Month Average
Median Sales Price	\$602,000	\$591,750	\$571,188
Days on the Market	33	20	24



LABOR MARKET

	February 2025	March 2025	February 2026	March 2026	12-Mo. Avg. (March)
Total Labor Force	20,620	20,660	20,980	20,780	20,793
Unemployment Rate	2.7%	2.6%	2.7%	2.7%	2.4%



The Waterfront



The Waterfront project has started the wrap up phase. With the base pavement down and the granite work nearing completion, the site's aesthetic is finally starting to emerge from the dust of heavy construction. What follows is a summary of progress for April 2026:

Pavilion & Plaza Progress

The Pavilion building is moving into the "finishing touches" phase as utility and masonry work wraps up.

- Utilities: Water service is active (pending final inspection) and irrigation is complete.
- Masonry: Granite treads, planters, and the final retaining wall caps are being installed.
- Plaza: The street-level plaza now has its base pavement applied, and gutters are in place.
- Detailing: Teams are currently working through the "punch list" to finalize minor items.

Bulkhead & Infrastructure

The shoreline area is seeing significant structural and functional completion.

- Granite Work: The toe wall cap stones and the granite sitting wall are fully installed.
- Lighting: Light pole bases are set, and crews are currently running the conduit for the plaza's lighting system.
- Drainage: Final drainage elements have been successfully integrated.

General Site & Roadwork

Expect some traffic shifts as the team focuses on pedestrian crossings and road surfaces.

- Closures: River Street was closed to thru traffic from Seaport Way to the Pavilion area to install the Vertical granite curbing in for the raised crosswalks.
- Paver installation is currently underway.
- Utilities: Casting for subsurface structures is being raised to meet the final grade.

Building F Updates:

Vertical progress is now highly visible on the project's residential/mixed-use component.

- Framing: First-floor wood framing is "well underway."
- Foundation: Subsurface plumbing in the garage area and the concrete block retaining wall are both currently in progress.

Congrats are in order for all those who envisioned and supported the waterfront. On April 27th the Economic Development Division of the American Planning Association awarded the City its "Innovation In Economic Development Implementation" award for 2026 for the Waterfront Development. Our Planning Director, Donna Benton, received the award on the City's behalf as she was at the National Planning Conference last weekend/earlier this week, in Detroit, where they made the announcement.

Office of the City Attorney

Joshua Wyatt, City Attorney; Jennifer Perez, Deputy City Attorney;
Patricia Moniello, Legal Assistant

The Office of the City Attorney provides legal support to City Council, City Manager, City staff and to volunteer boards, commissions and committees of the City of Dover to assist efforts to provide services to constituents/customers. In addition, legal support is provided to the Dover School District and its officials.

Legal support levels are tracked to the extent feasible. The tracking of legal support efforts revolves around “matters” (legal questions and issues raised by staff and all other sources warranting ongoing attention), litigation, legal documents created or reviewed (contracts, deeds etc.), resolutions, and responses to Right to Know requests. It is important to note, however, that not all activity each month results in a new “matter” being created, as a considerable number of tasks performed each month relate to preexisting, in-progress matters that span months (or longer).

The Office also conducted normal review of applicable decisions of the New Hampshire Supreme Court, the United States District Court for the District of New Hampshire, and the United States First Circuit of Appeals (our federal circuit), and the United States Supreme Court. Note that federal cases do affect City operations in a variety of ways, including interpretation of federal constitutional requirements and federal statutory and regulatory requirements relating to City operations. The Office reviewed professional journals such as the International Municipal Lawyers Association (IMLA), publications by NHMA, and periodic review of federal legal developments in the field of education, labor, and other matters. Cases of potential impact or relevance to City or School operations are timely provided to personnel along with explanation of the new legal development.

The Deputy City Attorney attended the March Inns of Court meeting, which included a CLE presentation on Administrative Rulemaking in New Hampshire.

Tracked Utilization Data for the Month of April

	For Month	FY26 YTD	FY25	FY24	FY23
Legal Matters/Questions Handled	127	804	909	1,072	1,061
Review Existing Legal Contracts & Draft Memo	0	56	123	156	153
Legal Contracts/Memo Created	37	239	247	213	201
Right to Know Requests Processed	09	98	85	81	100
Resolutions	7	36	46	72	70
Ordinances	0	6	9	16	17
Leases	3	6	9	10	4
Primex Auto Claims Handled	5	82	49	59	80
Primex Liability Claims Handled	3	39	49	56	67
Primex Property Claims Handled	0	32	53	52	54

Pursuant to RSA 91-A, the following Right to Know requests were received:

- Muckrock News – Request to SAU for list of objections to instructional and library materials between 2023-2025
- Jeffrey T. Clay – Request for all communication within the past five (5) years that reference or relate to Mr. Richard Hebbard between any member of the City Council, City Manager, and School Board.
- Diana Carpinone– Request for Executed Warranty Documents and Maintenance Manuals, PFAS free certification (lab tests, etc) and recycling specifications for artificial turf fields (carpet, infill, sockpad) for the DHS athletic complex renovation.
- The Data Branch Research Team – Request for fleet management information systems.
- Partner Engineering & Science, Inc. – Request for current and historic building permits, certificate of occupancy, dates of public sewer & water connection, storage tanks, hazardous materials storage or release or discharge, open building/zoning fire code violations relating to 30 Sumner Drive.
- Diana Carpinone – Request for B26046 Bid Proposals and Results
- Deltek – Request for B26011 Bid Contracts and Results
- BuildFax – Request for all residential and community building permit requests from 1/1/2017 to present
- Employee Research Data – Request to SAU for all district employee information

Interdepartmental Assistance

Community Services Department: Assisted with property rights questions; assisted with lead line inventory. Assisted with coordinating Sixth St project with CSX (railroad) and further with temporary construction easements. Assisted with identifying potential amendments and updates to the DUC Rules and Regulations. Assisted with updating voluntary service agreements. Assisted with dredge cell closure issues.

Dover School District: Assisted with SchoolCare assessment. Associated with personnel matters. Assisted with public records requests.

Executive Department: Assisted with property disposition research. Assisted Human Resources with update of certain administrative regulations. Assisted with waterfront development inquiries. Assisted with review of camera policy.

Finance Department: Assisted with tax abatements and tax deeding questions. Assisted with water/sewer billing administration. Assisted with review of purchase agreements.

Planning Department: Assisted with zoning ordinance administration; assisted with Code enforcement. Assisted with inquiry concerning past CDBG mortgages. Assisted with conservation easement acquisitions. Assisted with energy efficiency contract.

Police Department: Assisted with certain matters as requested. Assisted with subpoena.

Public Welfare: Assisted with compliance inquiries.

Recreation: Assisted with preparation of leases. Assisted with compliance questions.



Opioid Epidemic Litigation

Retained services of Robbins Geller of Boca Raton, Florida for fraudulent marketing practices of pharmaceutical manufacturers. Suit filed in USDC in Concord. Case has been transferred to federal court in Ohio as part of a multi-district litigation consolidation. In 2021, the City received its first payment from the State of New Hampshire pursuant to RSA 126-A:83, II, by virtue of an opioid-related settlement entered into by the State of New Hampshire. A national settlement as to certain defendants was accepted in January 2022. Settlements or other payments in satisfaction of City claims may be forthcoming from other defendants, but would be required to be tendered to the State's Opioid Abatement Trust Fund per RSA 126-A:83, I. Certain of the City's opioid claims have become part of bankruptcy proceedings. Following is a list of remaining defendants with a brief note about status of each case:

- Purdue companies: Claims in bankruptcy; following a Second Circuit appeal ruling, the United States trustee has filed a motion to stay while seeking a writ of certiorari (i.e., acceptance of a discretionary appeal) from the United States Supreme Court. The United States Supreme Court has now granted certiorari and the appeal is believed to be in the briefing process. In June 2024, the United States Supreme Court issued an opinion affirming rejection of the proposed settlement and stating the Sacklers, as nondebtors, could not be discharged. In 2025, the City joined a national settlement proposal for Purdue Pharma and the Sackler family.
- Endo companies: Claims in bankruptcy, though a potential settlement may be underway.
- Mallinckrodt: Claims in bankruptcy, but money appears to have been distributed to the State of New Hampshire in January 2023.
- Sacklers (Individuals): See Purdue update above. In June 2024, the United States Supreme Court issued an opinion stating the Sacklers could not be discharged. In 2025, the City joined a national settlement proposal for Purdue Pharma and the Sackler family.
- Rite-Aid: Has now filed bankruptcy and this Office is working with the City's outside counsel to determine response options.
- Secondary Manufacturers: The City joint a national settlement for so-called Secondary Manufacturers, meaning generic opioid manufacturers separate from the large pharmaceutical companies.
- Six Remnant Defendants: City accepted a proposed settlement offered by so-called Six Remanent Defendants, after consultation with the New Hampshire Attorney General's Office and outside counsel.

NH Real Estate Comm. V. NE Coast to Country Realty Investments, LLC et al

In December 2023, the City received a notice of a new civil receivership action commenced by the State through its Real Estate Commission. The Court has appointed a receiver to take over the assets of a real estate agency who allegedly committed various unlawful acts. The City appears to have received the notification because one possible real estate asset of the company's principal is owned in Dover, for which water/sewer liens have been perfected. The City Attorney filed an appearance and is monitoring the docket. A claims submission process has now been established for filing claims against this estate. A motion to approve the sale of property in Dover has been submitted to the Court in February 2025. The Court Approved the sale of the Dover property on March 12, 2025.

Hilary Hamer and Merlin Mason v. City of Dover:

Two residents have appealed a January 2025 Planning Board decision approving a Transfer of Development Rights application. The appeal has been filed with the New Hampshire Housing Appeals Board. An Answer is due to the Board March 31, 2025. The City filed the Certified Record with the Board on March 31, 2025. The City filed the Answer with the HAB and a Hearing on the Merits is scheduled for May 27, 2025. The City filed the Answer with the HAB and a prehearing conference was held May 13. The City filed a Hearing Memorandum on May 27. Hearing on the Merits is scheduled for June 3, 2025. Hearing on the Merits was held June 3, 2025. On August 5, 2025 the HAB issued an order affirming the decision of the Planning Board and awarded the City 50% of its attorney's fees. The Appellants filed a Motion for Reconsideration and the City Objected. Awaiting on a decision from the HAB. The HAB denied the Appellants motion on October 30, 2025. The Appellants filed an appeal with the New Hampshire Supreme Court on November 14, 2025. Petitioner's brief is due April 8, 2026 with the City's response brief due May 8, 2026. **This appeal has been stayed to allow for Petitioner and Applicant to negotiate a settlement agreement.**

Pending Litigation continued....

Richard Hamor & John Wyeth v. City of Dover:

Two residents have appealed a June 24, 2025 Planning Board decision approving a Transfer of Development Rights (TDR) project at 11 Roosevelt Avenue. The appeal has been filed with the New Hampshire Housing Appeals Board. A prehearing conference was held on July 31, 2025. The City will be filing its certified record and answer no later than August 14, 2025. The City has filed its certified record and answer with the NH Housing Appeals Board. A Hearing on the Merits has been scheduled for October 30, 2025. This appeal has been stayed to allow for the Project to continue through the Planning Board approvals process.

Kimberly R. Lyndes v. Dover School District and SAU #11, United States District Court, #1:25-cv-477-AJ:

A former school district employee has filed a disability discrimination suit in federal court against the Dover School District. In January 2026, the Dover School District filed its answer to the Complaint. The case is now expected to proceed into general discovery.

NEA-NH, Dover School District et al v. John Formella et al.:

This federal action challenges the constitutionality of recent state laws addressing diversity, equity, and inclusion (“DEI”) initiatives. The Court issued a preliminary injunction in 2025. Over the ensuing months, the parties are expected to now engage in summary judgment briefing seeking final judgment on the merits.

Dover School District et al. v. New Hampshire School Health Care Coalition d/b/a SchoolCare, #219-2026-CV-00194:

In April 2026, the Dover School District and Dr. Christine Boston filed an action in Strafford County Superior Court seeking a preliminary injunction and permanent relief concerning SchoolCare’s threat to stop paying covered health claims of the District’s employees, spouses, dependents, and retirees. SchoolCare filed a motion to dismiss for lack of jurisdiction and an objection to the plaintiffs’ motion for preliminary injunction. The New Hampshire Secretary of State filed a motion to intervene and a motion to dismiss for lack of jurisdiction. NEA-NH filed a motion to intervene on behalf of unionized school employees. The City of Portsmouth filed a motion for leave to file an amicus brief. HealthTrust filed a motion for leave to file an amicus brief. On April 24, 2026, the Superior Court (Curran, J.) held a preliminary injunction hearing. On April 30, 2026, the Court granted the plaintiffs’ request for a preliminary injunction. The two motions to dismiss remain pending.

Abatement for Tax Year 2024

Beverly A. Bruce Trust: A taxpayer has filed a property tax abatement action with the Board of Tax and Land Appeals. A Report of Settlement Meeting & Order received and meeting must take place by April 7, 2026. Report of Settlement was received on March 10, 2026 and was to be filed with the BTLA by Beverly A Bruce Trust. **A hearing date is scheduled for November 18, 2026.**

Dover Lodge of Elks #184: A taxpayer has filed a property tax abatement action with the Board of Tax and Land Appeals. A hearing has been scheduled for February 12, 2026. Motion to Continue filed on December 5, 2025. Joint Status Report to be filed by March 12, 2026 updating the Board on any settlement. If not resolved, Board will reschedule the hearing. The parties met twice in February 2026 to discuss possible settlement but were unable to private resolve the matter. **A report of settlement meeting & order was filed with the BTLA on March 6, 2026 requesting the scheduling of a final hearing.**

Matthew Michael Realty, LLC: A taxpayer has filed a property tax abatement action with the Board of Tax and Land Appeals. A Report of Settlement Meeting & Order received and meeting must take place by April 10, 2026. **ASETTLED Agreement and Stipulation of Value signed and received on April 13, 2026.**

Round Eight Holdings, LLC: A taxpayer has filed a property tax abatement action with the Board of Tax and Land Appeals. A Report of Settlement Meeting & Order received and meeting must take place by April 7, 2026. **Report of Settlement was received on March 10, 2026 and was to be filed with the BTLA by Round Eight Holdings, LLC. Awaiting a hearing date.**

Zimmon Andrew J & Carmella C. Mutassi Trust: A taxpayer has filed a property tax abatement action with the Board of Tax and Land Appeals. A Report of Settlement Meeting & Order received and meeting must take place by April 7, 2026. **Report of Settlement was received on March 10, 2026 and was to be filed with the BTLA by Andrew Zimmon & Carmella Mutassi Trust. Awaiting a hearing date.**

Office of the City Manager

Michael Joyal, City Manager; Colleen Ahern, Executive Assistant



Beyond day-to-day operations and routine support for employees and citizens, the office staff also managed the following tasks this month:

The City Manager's Assistant handles the reporting of all Workers' Compensation Claims for the City. There were five workplace injuries in April which were a combination of lost time, medical and records only. The CMA continued to act as a liaison between the injured worker and Primex and to monitor and update all open claims.

During the month, the City Manager's Assistant gathered information from various departments and processed three job postings on JazzHR. Part of this process is making sure the hiring teams for each posting are continuing to monitor applicants as they come in and that positions are being closed out properly when an applicant is hired. There was an increase from 237 applicants in March to 244 applicants in April that applied to all of the City of Dover's open positions during the month. At the time of this report, there are currently 21 open positions that the City is recruiting for.

The City Manager's Assistant monitored new position and/or new hire physicals and background/motor vehicle checks for 9 employees. This oversight ensures all eligible employees and/or applicants are able to move on in the hiring process with the Human Resources Division.

The CMA supported the Racial Equity & Inclusion Committee by working up and posting the agenda and minutes for their monthly meeting.

There two Department Head meetings this month. Department Heads and executive division heads gather to update each other on significant happenings in their department/division. This meeting is crucial for staff to get first hand information and it allows collaboration to take place.

David Balian, Public Welfare Director will be retired at the end of April. The CMA conducted Public Welfare Director interviews with the rest of the team and narrowed it down to two individuals to pass on to the City Manager. The final interview was held with the City Manager and staff is conducting the necessary onboarding requirements. Once final, the City Manager will announce the new director. In the meantime, Susan Gaston who worked with Dave Balian is the Acting Director until the new hire is on board.

The City Manager held one Coordinating meeting. This is a more technical project meeting where the City Manager is able to review projects with the Deputy City Manager, Planning Director, Community Services Director and City Engineer.

Other meetings that took place in the City Manager's Office this month were surrounding personnel meetings, resident meetings, meeting with Dover Housing Authority Director, 6 interviews, Healthcare Committee, Hazard Mitigation Plan, Housing, Athletics Complex, DHS Complex and various legal meetings.

Office of Human Resources

Heather Worrall, Director of Human Resources; Jean Tsouramanis, HR Assistant;
Gwen Milliman, HR Office Assistant

Employee Anniversaries – May 2026

Employee Name	Department	Length of Service	Employee Name	Department	Length of Service
Clark, Ann	Police	36	Lluberes, Isaac	Police	4
Ladisheff, Kathleen	Police	29	Whitehouse, Cam	CS	4
Irwin, Keith	Fire	28	Carlson, Mylinda	Police	3
Purpura, William	CS	27	Poder, Jeremy	Fire	3
Babel, Patrick	Fire	26	Ryan, Sean	Police	3
Stevens, Jamie	CS	25	Bruedle, Robert	CS	2
Glidden, Jean	Planning	23	Delisle, Logan	CS	2
Harris, Victoria	Police	22	Mask, Sean	Police	2
Madden, Kevin	Finance	20	Rodney, Debra	Public Welfare	2
Donnelly, Christopher	Fire	15	Belair, Kennedy	Library	1
Travaglini, Matthew	Police	15	Lamontagne, Gage	CS	1
Hitchcock, Christopher	Recreation	14	Muirhead, Abigail	Planning	1
Gaudreault, Adam	Police	13			
Harnish, Matthew	Police	13			
Ainaire, Emily	Library	11			
Holt, Hunter	Fire	10			
Bouchard, Jared	Fire	9			
Calderone, James	Fire	9			
Bernier, Amy	Finance	7			
Burke, Shannon	Police	4			
Hall, Justin	CS	4			
Kitchen, Todd	Police	4			



April Employment Statistics			
Employment Separations = 4		Employment New Hires = 6	
Community Services	1	Community Services	1
Police	1	Fire	1
Public Welfare	1	Recreation	4
Recreation	1		

Each year, the City of Dover partners with POLCO to alternate between the National Citizen Survey and the Employee Survey. This March, the HR Director finalized preparations for the upcoming Employee Survey, which has been pushed out to employees via email and has since concluded. Results are currently being compiled for the City Manager to review and present.

April has been a high-activity month for the Human Resources team, focused on gathering benefit data and preparing enrollment packets for both active employees and retirees. This groundwork leads into the annual Open Enrollment period held every May.

HR staff is also gearing up for fiscal year end in June. This is a very busy time for the Human Resources Office.

Office of Information Technology

Annie Dove, Director of Information Technology; Kevin Foster, Deputy Director of IT; Kathleen Meyers, Asset Management Admin, Timothy Pine, Asset Management Tech; Zach Endres, Enterprise Systems Admin; Dave Peters, Systems Tech; Nathan Tong, Utility Systems Admin; TBD, Utility Systems Tech; Matt Faucher, Public Safety IT Admin; Kristofer Durham, Public Safety IT Tech



March 2026

Asset Management IT Admin continued support of Finance Assessing team with new CAMA application. Met with public-facing map provider to discuss receipt of annual valuation data from new CAMA system.

Planned operational work; retired one server and improved authentication.

Network equipment received for scheduled replacement at one municipal facility.

Continued coordination of network infrastructure work for Dover Public Library renovation.

Met with City Clerk, Engineering and Asset Management team to review and update the utility pole permit application.

Office of IT schedules a grant-funded Cybersecurity Table Top Exercise for Utilities. Appropriate Community Services and Office of IT staff complete the exercise with very positive initial feedback.

Public Safety IT Admin produces two new reports per the request of Fire Chief in support of continuous quality improvement program.

Hosted lunch and learn with Community Services leadership to review recent and proposed updates to service request, work order, asset management system.

Hiring committee reviews Utility Systems IT Technician applications.

IT Admin staff provide additional information to Department Heads related to FY2027 proposed budget per request.

Updated public-facing City of Dover, NH Municipal Facilities Map to include public wireless coverage areas.

Upgrade of credit card processing for Recreation web facing application at <https://getactive.dover.nh.gov>. This was required for upgrade of on-premise credit card reader and provides an improved purchasing experience for web application users.

IT Director attends AI Task Force Government Roundtable meeting.

IT Director attends government-focused conference in Washington D.C. related to cybersecurity and artificial intelligence (AI).

Utility Systems IT Admin attends NH Water Sector Cybersecurity Stakeholder Meeting.

IT Director attends Advisory Board Meeting for the New Hampshire Digital Government Summit to assist with setting meeting agenda.

Office of Media Services

Michael Gillis, Director of Media Services; Brian Early, Media Services Admin;
Daniel Monchek, Media Services Tech; Lynn Clement, Media Services Tech



In April, Media Services provided numerous updates on a variety of city and school projects, public services, and current events. These included special events, weather updates, traffic and parking restrictions, water main breaks, construction and infrastructure projects, and previews of upcoming meetings of public bodies. Media Services has provided extensive updates on the Central Avenue Water Infrastructure project, which has required overnight water service outages and traffic restrictions. These initiatives are intended to help spur civic engagement and provide transparent and consistent information.

Media Services provided coverage of the Greater Dover Chamber of Commerce's annual State of the City forum held on April 15 at the Cochecho Country Club. This year's program, titled "Getting from Here to There," focused on the future of transportation and its impact on Dover's growth. The event featured a keynote presentation from Planning and Community Development Director Donna Benton, who discussed the development of the transportation chapter of the city's Master Plan. Following the keynote, there was a panel discussion featuring Rad Nichols, Executive Director of COAST Bus, and Patricia Quinn, Executive Director of the Northern New England Passenger Rail Authority (NNEPRA). The full program was produced in 4K and is currently available for public viewing on DoverTV, the city's YouTube channel, and on-demand via the city's media portal.

Media Services provided ongoing updates to the city's online resource, Budget Revealed, which includes the entire proposed budget, all supporting documents, departmental presentations, the Budget Revealed weekly newsletter, budget episodes of the Dover Download podcast, and all meeting videos.

In April, Media Services helped organize and provide coverage of numerous special and civic events, including events hosted by the Greater Dover Chamber of Commerce and Dover Main Street, including Dover Pride Clean-Up Day, Power of an Hour, the Red's Race for a Better Community, and more.

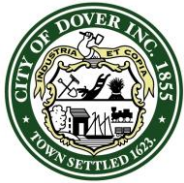
Media Services produced several public service announcements in April to be shared across multiple platforms, including how to use the city's Service Request Portal, how to receive the Dover Download newsletter, tax bill deadlines, surplus property bids, and more. In addition, Media Services produces video previews of select public meetings, including the Planning Board and Zoning Board of Adjustment.

Production continued in April on a new series of informational videos and related media titled "At Your Service". The new series highlights city services, programs, operations, staff, and initiatives that residents may want to know more about, don't know about, or don't understand fully.

Media Services produced five episodes of the Dover Download podcast in April. Topics this month included a look at work of the city's public bodies in March, an update on the renovation of the Dover Public Library, a conversation with the executive director of Dover Adult Learning Center, and a discussion about the Committee for Racial Equity and Inclusion.

As part of its ongoing newsletter work, Media Services also prepared and distributed the Down to Business newsletter for the Office of Business Development, and updates on the Court and Union streets reconstruction project, Central Avenue Urban Core. Regular paving updates, road and street closure notices, and other project-related communications were also delivered to keep residents informed.

Media Services distributed a critical public warning regarding a permit fee email scam targeting local residents and contractors. Media Services provided live and taped televised and/or multimedia coverage of 18 meetings and special events in April.



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, April 22, 2026**
Meeting Time: **7:00 pm**

1. CALL TO ORDER

Mayor Shanahan called the meeting to order at 7:00 PM.

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Councilor Veitch led the pledge of allegiance.

4. ROLL CALL ATTENDANCE

Present: Councilor Richer, Councilor Carmichael, Councilor Retrosi, Councilor Cullen (arrived at 7:10 PM), Councilor Robison, Councilor Granfield, Councilor Veitch, Deputy Mayor Williams, Mayor Shanahan

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

5. PROCLAMATIONS/AWARDS – Mental Health Awareness Month, Volunteer Week, Affordable Housing Week

Mayor Shanahan presented a proclamation recognizing May as Mental Health Awareness month, as well as proclamations recognizing Volunteer Week (April 19-25, 2026) and Affordable Housing Week (May 11-May 17, 2026).

6. APPROVAL OF AGENDA

Deputy Mayor Williams moved to substitute in the whole a revised item 13.A.1., seconded by Councilor Retrosi.

Vote: 9-0.

Deputy Mayor Williams moved to approve the amended agenda, seconded by Councilor Robison.

Vote: 9-0.

7. PUBLIC HEARINGS

A. ADDITIONAL APPROPRIATION AND AUTHORIZATION FOR BONDING FOR FY2027 CIP WATER TREATMENT PLANT UPGRADES – FRENCH CROSS STATION (THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE) (VOTE TO OCCUR MAY 13, 2026)

SPONSORED BY MAYOR SHANAHAN BY REQUEST

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

B. REPROGRAM UNEXPENDED BOND PROCEEDS FROM CERTAIN COMMUNITY SERVICES CIP PROJECTS TO HENRY LAW AVENUE RECONSTRUCTION CIP PROJECT (THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE) (VOTE TO OCCUR MAY 13, 2026)

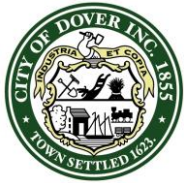
SPONSORED BY MAYOR SHANAHAN BY REQUEST

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)
(VOTE TO OCCUR MAY 13, 2026)

SPONSORED BY MAYOR SHANAHAN BY REQUEST

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

8. PUBLIC FORUM



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, April 22, 2026**
Meeting Time: **7:00 pm**

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.

Susan Kelsch, 2.5 Stark Ave, invited folks to the Power of an Hour event being held on Saturday, April 25th.

Leslie Hawkins, 7 Browning Dr, spoke about health insurance for the school department.

Lindsay Bryant, Don't Trash Dover, encourage everyone to go to the Power of an Hour event being held on Saturday, April 25th.

Patrick Manning, Dover Main St, gave an overview of what the Dover Main Street program provides.

Matthew Freeman, Whittier St, thanked the Council for considering organic treatment of sidewalks.

9. CITY MANAGER'S REPORT

City Manager Joyal invited Police Chief Terlemezian to the podium to introduce Ofc. Luis Berducia who received the D.A.R.E. officer of the year award. Chief Terlemezian recognize Ofc. Ian Lebel, who could not be there, for receiving the 2025 Mothers Against Drunk Driving – New England Chapter award. Chief Terlemezian introduced Dispatcher Marie Palaima, Ms. Palaima was awarded the 2025 Telecommunicator Award by New Hampshire Emergency Dispatchers Association.

City Manager Joyal gave an overview of the report he submitted in writing to the Council.

10. APPROVAL OF MINUTES

A. April 1, 2026 – Workshop Meeting & Special Meeting

B. April 8, 2026 – Regular Meeting

Deputy Mayor Williams moved to approve the minutes, seconded by Councilor Richer.

Vote: 9-0.

11. MAYOR'S REPORT

Mayor Shanahan gave an overview of the events and meetings he attended over the last few weeks.

Deputy Mayor Williams moved to accept the Mayor's report, seconded by Councilor Robison.

Vote: 9-0.

12. UNFINISHED BUSINESS

A. ORDINANCES IN THE 2nd READING

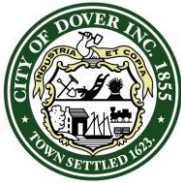
B. ORDINANCES IN THE 3RD READING

C. RESOLUTIONS

1. REPROGRAM UNEXPENDED BOND PROCEEDS FROM FIFTH AND GROVE WATER MAIN FY2024 AND FY2025 CIP PROJECT TO HORNE STREET RECONSTRUCTION CIP PROJECT

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

SPONSORED BY MAYOR SHANAHAN BY REQUEST



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, April 22, 2026**
Meeting Time: **7:00 pm**

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Retrosi.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 9-0.

**2. APPROPRIATION FOR FY2027 CAPITAL IMPROVEMENTS PROGRAM
MCCONNELL CENTER HVAC SYSTEMS REPLACEMENT AND AUTHORIZATION
FOR BONDING**

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

SPONSORED BY MAYOR SHANAHAN BY REQUEST

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Carmichael.

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

Roll Call Vote: 9-0.

**3. REPROGRAM UNEXPENDED BOND PROCEEDS FROM DURHAM ROAD SEWER
REHAB PROJECT TO SOUTH END GRAVITY SEWER CIP PROJECT**

(THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)

SPONSORED BY MAYOR SHANAHAN BY REQUEST

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

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

Roll Call Vote: 9-0.

13. NEW BUSINESS

A. CONSENT CALENDAR

**1. AUTHORIZATION FOR THE PURCHASE OF A SELT CONSERVATION EASEMENT
BY THE CITY OF DOVER CONSERVATION COMMISSION**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

**2. B26052 AWARD OF RFP LOCAL EMERGENCY OPERATIONS PLAN AND
CONTINUITY OF OPERATIONS PLAN UPDATE TO PDR STRATEGIES**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

**3. B26043 AWARD OF BID TO NEW ENGLAND OUTFITTERS FOR PUBLIC SAFETY
VEHICLE EQUIPMENT REMOVAL AND INSTALLATION**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

4. B25037 RFP26-002 CULVERT RECONSTRUCTION PORTLAND AVE

SPONSORED BY MAYOR SHANAHAN BY REQUEST

5. B26046 PAVEMENT AND CURBSIDE WEED CONTROL SERVICES

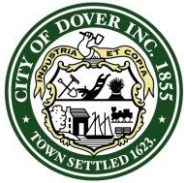
SPONSORED BY MAYOR SHANAHAN BY REQUEST

6. FY2027 AUTHORIZATION TO PURCHASE VARIOUS CHEMICALS VIA NEMVCC

SPONSORED BY MAYOR SHANAHAN BY REQUEST

**7. APPROVAL OF CITY OF DOVER EMPLOYMENT AGREEMENT REGARDING CITY
CLERK-TAX COLLECTOR**

SPONSORED BY MAYOR SHANAHAN BY REQUEST



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, April 22, 2026**
Meeting Time: **7:00 pm**

8. VARIOUS SENIOR CENTER TRIPS

SPONSORED BY MAYOR SHANAHAN BY REQUEST

9. ACKNOWLEDGEMENT AND ACCEPTANCE OF A DONATION FROM THE PLANET FITNESS FOR GYM EQUIPMENT

SPONSORED BY MAYOR SHANAHAN BY REQUEST

Deputy Mayor Williams moved to approve the Consent Calendar, seconded by Councilor Carmichael.

Councilor Cullen asked to pull item 13.A.5.

Roll Call Vote on items 1, 2, 3, 4, 6, 7, 8, 9: 9-0.

Deputy Mayor Williams moved to approve item 13.A.5., seconded by Councilor Veitch.

Roll Call Vote: 9-0.

COMMITTEE REPORTS

- | | |
|--|--|
| 1. Arts Commission (Robison) | 13. Solid Waste Advisory Committee (Richer) |
| 2. Conservation Commission (Williams) | 14. Transportation Advisory Commission (Cullen) |
| 3. Library Board of Trustees (Richer) | 15. Heritage Commission (Retrosi) |
| 4. Appointments Committee (Williams) | 16. Board of Health (Veitch) |
| 5. Planning Board (Robison) | 17. Downtown TIF Advisory Board (Robison) |
| 6. School Board Liaison (Carmichael) | 18. Cochecho Waterfront Development Advisory Committee (Shanahan) |
| 7. Recreation Advisory (Retrosi) | 19. COAST (Shanahan) |
| 8. Energy Commission (Veitch) | 20. Waterfront TIF Advisory Board (Cullen) |
| 9. Parking Commission (Cullen) | 21. Dover Main Street |
| 10. Legislative Liaison (Shanahan) | 22. Strafford Regional Planning Commission (Williams) |
| 11. Committee for Racial Equity and Inclusion (Carmichael) | 23. Government Affairs (Shanahan) |
| 12. Ordinance Committee (Shanahan) | 24. Joint Building Committee – Athletic Complex (Cullen) |
| | 25. Cemetery Board (Veitch) |
| | 26. Dover Utilities Commission (Carmichael) |

Deputy Mayor Williams presented the following recommendations to the Council:

New Appointments:

Melanie Strong – Energy Commission – Alternate Member (term: 4/22/2026 to 3/22/2028)

Tasha Smith – Recreation Advisory Board – Regular Member (term: 4/22/2026 to 2/12/2028)

Pete McVay – Open Lands Committee – Regular Member (term: 4/22/2026 to 7/10/2027)

Jim Horne – Trustees of the Trust Fund – Regular Member (term: 4/22/2026 to 12/14/2028)

Alex Richards – Dover Utilities Commission – Alternate Member (term: 4/22/2026 to 7/23/2028)

Resignations:

Brendan Mulhall – Conservation Commission

Renewals:

Belinda Labourdette – Cemetery Board

Change in Status:

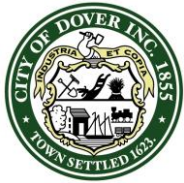
Douglas Lafleur – alternate to regular member – Dover Utilities Commission

Deputy Mayor Williams moved to accept the recommendations, seconded by Councilor Robison.

Vote: 9-0.

Mayor Shanahan gave an update on the Cochecho Waterfront Development Advisory Committee, as well as COAST.

Deputy Mayor Williams gave an update on the last SRPC meeting.



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, April 22, 2026**
Meeting Time: **7:00 pm**

Councilor Cullen gave an overview of the last JBC meeting.

Councilor Carmichael went over the last DUC meeting.

Councilor Veitch gave an update on the Cemetery Board.

Councilor Richer gave an update on the Library opening and the limited hours.

B. RESOLUTIONS

1. **2026 UPDATE TO MULTI HAZARD MITIGATION PLAN APPROVAL**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Veitch.
Fire Chief Driscoll went over the resolution and a brief presentation.
Roll Call Vote: 9-0.

2. **B25026 ENERGY SAVINGS PERFORMANCE CONTRACTING SERVICES (ESCO) ENERGY EFFICIENT INVESTMENTS PROJECT PHASE NO. 2B – MCCONNELL CENTER**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Richer.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 9-0.

3. **B25044 RFP26-002 – TRAKEY STREET SEWER & WATER UPGRADE**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Robison.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 9-0.

4. **B26010 DISPATCH ALARM MODERNIZATION – AWARD TO D.M. BURNS SECURITY, INC.**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Richer.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 9-0.

5. **FY2026 TRANSFER OF APPROPRIATION – GENERAL FUND CITY DEPARTMENTS**

SPONSORED BY MAYOR SHANAHAN BY REQUEST

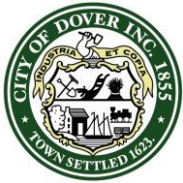
Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Robison.
City Manager Joyal gave an overview of the resolution to the Council.
Roll Call Vote: 9-0.

C. ORDINANCES IN 1ST READING

14. COUNCIL CORRESPONDENCE

15. COUNCIL MATTERS OF INTEREST

Councilor Veitch thanked the staff in the City Clerk/Tax Collection office for their work.



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, April 22, 2026**
Meeting Time: **7:00 pm**

Deputy Mayor Williams recognized Earth Day, and congratulated students on various musicals she attended.

Councilor Richer reminded the Council and public of the City of Dover listening session taking place on April 30th from 5:30pm to 7:00pm in the PD Community Room. The session will cover ADUs.

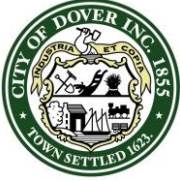
Mayor Shanahan gave an update from the Tri-City Mayors meeting in regards to the Hyder House closing, and that it looks like there is a significant medical partner that may be stepping in to keep the facility open.

16. ADJOURN

Councilor Carmichael moved to adjourn, seconded by Councilor Richer.

Vote: 9-0.

Meeting adjourned at 8:55 PM.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.1.

Resolution Number: **R – 2026.04.08 - 158**

Resolution Re: Additional Appropriation and Authorization for Bonding
for FY2027 CIP Water Treatment Plant Upgrades –
French Cross Station

WHEREAS: The City Council desires to make public improvements and to finance these improvements with the sale of general obligation bonds and/or obtaining loans through the State of New Hampshire Revolving Fund programs; and

WHEREAS: The New Hampshire Department of Environmental Services informed the City that French Cross Road Water Treatment Plant is eligible for Drinking Water State Revolving Fund (DWSRF) financial assistance. The City learned that \$13,100,000 DWSRF loan with 20% principal forgiveness and \$2,500,000 DWSRF Emerging Contaminant Loan with 100% principal forgiveness, for a total of \$15,600,000 of funds, were allocated to Dover; and

WHEREAS: By resolution passed on December 12, 2025 ([R-2025.10.22-67](#)), the City Council authorized debt financing through the Drinking Water State Revolving Fund (DWSRF) – Water Treatment Plant Upgrade at the French Cross Station in the amount of \$1,000,000 for year 2027. The six-year project total request for FY2027-FY2032 CIP was \$10,000,000; and

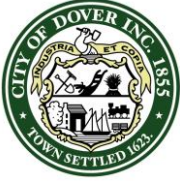
WHEREAS: The city is seeking additional appropriation and authorization for bonding in the amount of \$14,600,000 for these public improvements to fully fund the French Cross Station project; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:
The amount of Fourteen Million and Six Hundred Thousand dollars (\$14,600,000.00) is hereby appropriated for the DWSRF Water Treatment Plant Upgrades – French Cross Station capital project with an estimated useful life in excess of the life indicated.

FY2027 Debt Financed French Cross Road Water Treatment Station					
Item #	Description	Proposed		Department	Fund
		Appropriations	Life/Yrs		
1	French Cross Road Water Treatment Station	\$ 14,600,000	15	CS - Water	Water
Total		\$ 14,600,000			

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.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.1.

Resolution Number: **R – 2026.04.08 - 158**

Resolution Re: Additional Appropriation and Authorization for Bonding
for FY2027 CIP Water Treatment Plant Upgrades –
French Cross Station

AND, FURTHER BE IT RESOLVED;

Pursuant to the City Charter and the New Hampshire Municipal Finance Act and any other enabling authority, the City of Dover is hereby authorized to participate in the NH Drinking Water State Revolving Fund (DWSRF) Program for financing this project. The City Manager, Finance Director, and Treasurer are authorized, on behalf of the City of Dover, to file for participation in the NH DWSRF Program to obtain the loan for eligible identified project costs up to \$15,600,000.00.

NOTE: Per C6-6 and C6-14 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.

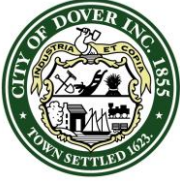
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.1.

Resolution Number: **R – 2026.04.08 - 158**
Resolution Re: Additional Appropriation and Authorization for Bonding
for FY2027 CIP Water Treatment Plant Upgrades –
French Cross Station

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.1.

Resolution Number: **R – 2026.04.08 - 158**
Resolution Re: Additional Appropriation and Authorization for Bonding
for FY2027 CIP Water Treatment Plant Upgrades –
French Cross Station

RESOLUTION BACKGROUND MATERIAL:

This resolution makes an additional appropriation and bonding authorization for a FY2027 Capital Improvements Program project in the amount of Fourteen Million and Six Hundred Thousand Dollars (\$14,600,000.00) for a new total amount of Fifteen Million and Six Hundred Thousand \$15,600,000 for the Drinking Water State Revolving Fund (DWSRF) – Water Treatment Plant Upgrade – French Cross Station. The project will implement media filtration upgrades and optimize treatment processes to address increased mineral concentrations. The improvements will enhance system reliability, endure continued regulatory compliance, and reinforce the City's long-term commitment to water quality and public health.

The City seeks to utilize the NH DES DWSRF loan programs because the loan programs offer favorable assistance for funding projects that are not available through issuance of general obligation bonds. The City can submit reimbursement requests to DWSRF on a monthly basis during construction period, and interest accrues at 1% on those reimbursed loan funds. The City's eligibility for loan principal forgiveness means that funding of \$15,600,000 can be received to finance the project, with principal forgiveness of \$5,120,000, the principal repayment would be \$10,480,000. The DWSRF program has comparable rates to issuing debt through the New Hampshire Municipal Bond Bank (NHMBB). DWSRF 15-year term rate is 3.893% and the NHMBB 15-year term rate is 3.07%. The City's debt service obligations under the DWSRF program would be \$10,480,000 in principal and \$3,467,882 in interest, as compared to the NHMBB principal repayment would be \$15,600,000 and interest would be \$4,070,820. Through the DWSRF program the City can realize \$5,722,938 in reduced debt service for the Water Fund.

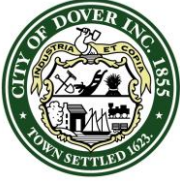
Debt Authorization versus Debt Retirement

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

Description	Water
Pending Authorization	14,600,000
Prior FY27 Authorization	7,834,000
FY2027 Principal Retirement	2,276,334
Net Change	<u>20,157,666</u>

Legal Debt Limits

The following tables summarizes the amount of debt outstanding & authorized-unissued, as of June 30, 2026 and this authorization, against the legal debt limits.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.1.

Resolution Number: **R – 2026.04.08 - 158**

Resolution Re: Additional Appropriation and Authorization for Bonding
for FY2027 CIP Water Treatment Plant Upgrades –
French Cross Station

Description	City	School	Water	Downtown TIF	Waterfront TIF	Exempt	Total
Debt Outstanding	55,745,459	70,788,459	30,967,504	6,635,000	11,238,457	26,222,753	201,597,632
Authorized - Unissued	32,444,310	26,246,980	25,850,287	3,300,000	19,212,500	28,883,965	135,938,042
Total Issued & Unissued	88,189,769	97,035,439	56,817,791	9,935,000	30,450,957	55,106,718	337,535,674
This Authorization	0	0	14,600,000	0	0	0	14,600,000
Grand Total	88,189,769	97,035,439	71,417,791	9,935,000	30,450,957	55,106,718	352,135,674
Legal Debt Limit	214,422,288	500,318,672	714,740,960	NA	NA	NA	
Unused Capacity	126,232,519	403,283,233	643,323,169				
Percent Unused	58.9%	80.6%	90.0%				

Notes: Legal debt limit for the City's Water Fund is based on 10% of equalized assessed value.

Financial Policy Considerations

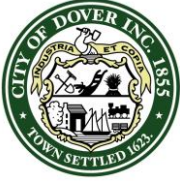
The proposed debt authorizations contained in this resolution will result in the following City Council adopted Financial Policies not being adhered to:

- A. Water Fund debt service for any given fiscal year shall not exceed 40% of the total appropriations for the fund.

Water Fund debt service as a percentage of budget is projected to exceed the 40% policy level in FY2027 and continue through FY2032 as a result of the funding appropriated in this resolution, the prior FY2027 and FY2026 Water Fund CIP authorizations for bonding, the debt financing for New Water Storage Tank in the FY2023 CIP, and Water System Facilities Upgrade in the FY2017 and FY2018 CIP.

Budgetary and Rate Impacts

The repayment of the Water Fund debt obligations is funded through the collection of user fees from water system rate payers. The \$10,480,000 debt obligation is expected to be paid back over a 15-year period. Principal repayments would be \$698,667 per year. The annual impact to the City's Water Fund budget is based upon annual principal and interest repayment. The interest that would accrue on outstanding principal balances over the 15-year period, based on an interest rate of 3.893%, is estimated to be a total of \$3,467,882 impact and approximately \$231,192 annual impact for the term of the loan. Total estimated debt service cost for this appropriation for the term of the loan is \$929,859 (\$698,667 + \$231,192).



CITY OF DOVER

CITY OF DOVER - RESOLUTION

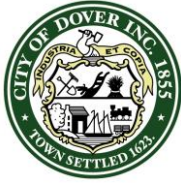
Agenda Item#: 12.C.1.

Resolution Number: **R – 2026.04.08 - 158**
 Resolution Re: Additional Appropriation and Authorization for Bonding
 for FY2027 CIP Water Treatment Plant Upgrades –
 French Cross Station

Pending Authorization Only				
Net Change in Utility Rates				
		2027	2028	2029
Water		1.09	1.07	1.04
Est Utility Rate		10.08	11.15	12.19
% Change Water		12.12%	10.62%	10.34%
Including Prior Year Authorizations				
Net Change in Utility Rates				
		2027	2028	2029
Water		2.70	2.41	1.79
Est Utility Rate		11.69	14.10	15.89
% Change Water		30.03%	20.62%	15.70%
Rate per 100 Cubic Feet of Water Consumption				

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 user fees based on 75 HCF of average water usage.

Impact to Average Single Family Home				
				Change
				After
Description	Yr1	Yr2	Yr3	3 Years
Pending Authorization				
Water Fees	81.75	80.25	78.00	240.00
Including PY Authorizations				
Water Fees	202.50	180.75	134.25	517.50



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.2.

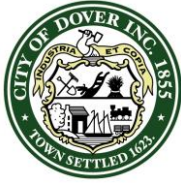
Resolution Number: **R – 2026.04.08 - 159**
Resolution Re: Reprogram Unexpended Bond Proceeds from Certain
Community Services CIP Projects to Henry Law Avenue
Reconstruction CIP Project

- WHEREAS: On an annual basis the City Council adopts the Capital Improvements Program (CIP), which includes the Debt Financing authorization for certain CIP projects; and
- WHEREAS: The City has identified, based upon bid results, the immediate need for additional funding for the Henry Law Avenue Reconstruction project, to include water main replacement portion of reconstruction; and
- WHEREAS: The City has identified that the completion of Congestion Mitigation Route 108 project is not feasible to proceed at this time and the project funding is better utilized on the Henry Law Avenue reconstruction CIP project to secure and utilize Congressional Designated Spending (CDS) grant of \$800,000 and NH Clean Water State Revolving Loan of \$3,500,000, both for Henry Law Avenue reconstruction project. The Congestion Mitigation Route 108 project has \$1,252,601.74 of unexpended bond proceeds available to be reprogrammed to another street reconstruction project; and
- WHEREAS: Due to lower than anticipated project costs there is \$234,949.71 of unexpended bond proceeds from the Fifth/Grove Streets Water Main replacement portion of the capital improvements program project, those funds are available to be reprogrammed to Henry Law Avenue reconstruction CIP project; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:
The amount of \$1,252,601.74 (One Million Two Hundred Fifty-Two Thousand Six Hundred and One Dollars and Seventy-Four Cents) of unexpended bond proceeds is hereby reprogrammed from the Congestion Mitigation Route 108 CIP project to the Henry Law Avenue Reconstruction CIP project as noted in the table below.

AND FURTHER BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:
The amount of \$234,949.71 (Two Hundred Thirty-Four Thousand Nine Hundred Forty-Nine Dollars and Seventy-One Cents) of unexpended bond proceeds is hereby reprogrammed from Fifth & Grove Water Main Replacement CIP project to Henry Law Avenue Reconstruction CIP project as noted in the table below.

		Available	Reprogram	Adjusted
Project Number	Project Description	Balance	Adjustment	Balance
4021.1.300.43121.4751.03113.21.000.000.700	Congestion Mitigation Route 108	1,252,601.74	(1,252,601.74)	0.00
5300.1.300.43320.4757.03594.25.000.000.700	Fifth & Grove Water Main Replacement	234,949.71	(234,949.71)	0.00
4021.1.300.43121.4751.03121.21.000.000.700	Henry Law Avenue Street Reconstruction	0.00	1,252,601.74	1,252,601.74
5300.1.300.43320.4757.035???.25.000.000.700	Henry Law Avenue Water Main Replacement	0.00	234,949.71	234,949.71
		1,487,551.45	0.00	1,487,551.45



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.2.

Resolution Number: **R – 2026.04.08 - 159**
Resolution Re: Reprogram Unexpended Bond Proceeds from Certain
Community Services CIP Projects to Henry Law Avenue
Reconstruction CIP Project

NOTE: This resolution reprograms unexpended bonding authorization and therefore 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 the public hearing.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

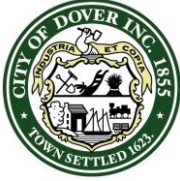
Recorded by: Jerrica Vansylyvong-Bizier
City Clerk

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 12.C.2.

Resolution Number: **R – 2026.04.08 - 159**
Resolution Re: Reprogram Unexpended Bond Proceeds from Certain
Community Services CIP Projects to Henry Law Avenue
Reconstruction CIP Project

RESOLUTION BACKGROUND MATERIAL:

This resolution does not authorize any additional appropriation.

The City Council previously authorized the appropriation for the Congestion Mitigation Route 108 project. One December 11, 2019 the City Council adopted the FY2021 Capital Improvements Plan (CIP) Authorization for bonding, which included \$1,500,000.00 for the Congestion Mitigation Route 108 project. City Council resolution R-2019.10.23 – 171.

The City Council previously authorized the appropriation for the Fifth/Grove Streets Water Main Replacement project. On December 13, 2023 the City Council adopted the FY2025 Capital Improvements Plan (CIP) Authorization for bonding, which included \$525,000.00 for the Fifth/Grove Streets Water Main replacement project. City Council resolution R-2023.11.29 – 184.

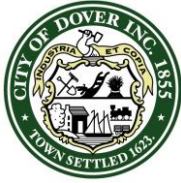
This resolution reprograms funding from Water Main Replacement Fifth/Grove Street reconstruction project to Henry Law Avenue reconstruction Water main replacement portion of the project. The FY2025 CIP appropriations for Water Main Replacement Fifth/Grove Street reconstruction project were not fully utilized as the actual costs for the water main replacement work was less than anticipated. The Fifth/Grove Streets Reconstruction project is near completion and unexpended bond proceeds exist that can be reprogrammed to a similar type CIP project.

This resolution reprograms funding from Congestion Mitigation Route 108 project to Henry Law Avenue reconstruction project. To date \$247,398.26 of the \$1,500,000.00 FY2021 CIP appropriation for Congestion Mitigation Route 108 has been expended for design work. In the near future NH Department of Transportation will be working on Spaulding Turnpike overpass bridges over Durham Road, which could result in potential delay to Durham CMAQ (Congestion Mitigation Route 108) construction and conflicts would impact overall travel. Therefore, the City believes reprogramming the available \$1,252,601.74 of unexpended bond proceeds to secure the \$800,000.00 of CDS grant funding and utilize NH DES CWSRF Loan of \$3,500,000 for the Henry Law Avenue project is more prudent at this time.

This resolution does not authorize an increase in the indebtedness of the City. The City Council previously authorized financing the Water Main replacement portion of the Fifth/Grove Streets Reconstruction project and financing the Congestion Mitigation Route 108 project.

Based on Henry Law Avenue reconstruction bid results, the bid that will be presented to City Council at an upcoming meeting to award to the construction vendor is for \$12,836,872.50. The construction bid costs, contracted construction engineering costs estimated at \$450,000.00, and City construction oversight services cost estimate of \$368,940.79 results in a total projected project cost of \$13,655,813.29.

There is currently \$12,168,261.84 of available CIP appropriations, inclusive of the CDS grant funding and NH DES CWSRF loan, for the Henry Law Avenue project. The reprogramming of unexpended bond proceeds of \$1,487,551.45 requested in this resolution will provide the necessary funding to cover the full cost estimate for the Henry Law Avenue project.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.1.

Resolution Number: **R – 2026.05.13 – 174**
Resolution Re: B26062 Water Department Supplies As Needed

WHEREAS: A sealed Request for Bid #B26062 was issued and received for Water Department Supplies As Needed on April 21, 2026 at 2:30 p.m.; and

WHEREAS: Unit pricing will hold for one year beginning May 1, 2026 unless otherwise noted by responding vendor, and vendor(s) providing the low unit price on an item will be utilized on an as-needed basis depending upon their different type of product; and

WHEREAS: The bids meeting specifications were submitted for 688 different types of products with varying unit prices from eight vendors.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue purchase orders to various vendors identified in the background section for as-needed Water Department Supplies at per unit prices provided in conjunction with Bid #B26062. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing

Account	Description	Appropriation	Balance
xxxx.1.300.xxxxx.4652.xxxxx.xx	Maint Supplies Improv o/t bldg	\$ 518,426.95	\$ 144,590.26

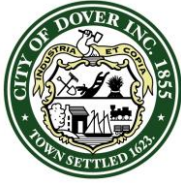
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vanslyvong-Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.1.

Resolution Number: **R – 2026.05.13 – 174**

Resolution Re: B26062 Water Department Supplies As Needed

DOCUMENT HISTORY:

First Reading Date:

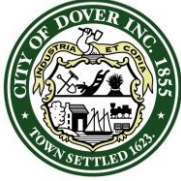
Public Hearing Date:

Approved Date:

Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.1.

Resolution Number: **R – 2026.05.13 – 174**
Resolution Re: B26062 Water Department Supplies As Needed

RESOLUTION BACKGROUND MATERIAL:

A sealed Request for Bid #B26062 was issued and received for Water Department Supplies As needed on April 21, 2026 at 2:30 p.m. The following vendors submitted unit pricing in varying amounts for 688 different products.

- E.J. Prescott, Inc. of Concord, NH
- Ferguson Waterworks of Raymond, NH
- F.W. Webb of Londonderry, NH
- John Hoadley and Sons, Inc. of Rockland, MA
- Stiles Company, Inc. of Norwood, MA
- TI Sales, Inc. of Sudbury, MA
- Core and Main, Loudon, NH

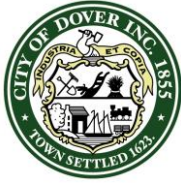
Award Information:

Purchase Orders will be issued to various vendors at lowest unit price(s) submitted in conjunction with Bid #B26062 to authorize expenditures.

Purchasing Information:

Type:	Purchase Order	Advertised:	Yes
Invitations Mailed:	216	Number of Responses:	7
Warranty:	Per Manufacturer	Terms:	Net 30, FOB Dover
Work Bonded:	No	Contract:	Yes
Prices will hold for:	One Year	Estimated Delivery:	As Needed
Recommended Award to:	Various	Fund:	Various
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000.00 amount requiring Council approval subsequent to a bid solicitation.

[B26062 Bid Documents](#)



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.2.

Resolution Number: **R – 2026.05.13 – 175**
Resolution Re: B26063 Sewer Department Supplies As Needed

WHEREAS: A sealed Request for Bid #B26063 was issued and received for Sewer Department Supplies As Needed on April 21, 2026 at 2:00 p.m.; and

WHEREAS: Unit pricing will hold for one year beginning May 1, 2026 unless otherwise noted by responding vendor, and vendor(s) providing the low unit price on an item will be utilized on an as-needed basis depending upon their different type of product. There are some items that will be awarded to the same vendor for conformity sake such as manhole castings and supplies; and

WHEREAS: The bids meeting specifications were submitted for 196 different types of products with varying unit prices from four vendors.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue purchase orders to various vendors identified in the background section for as-needed Miscellaneous Sewer Department Supplies and Accessories at per unit prices provided in conjunction with Bid #B26063. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing

Account	Description	Appropriation	Balance
xxxx.1.300.xxxxx.4652.xxxxx.xx	Maint Supplies Improv o/t bldg	\$ 518,426.95	\$ 144,590.26

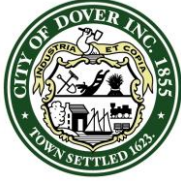
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vanslyvong-
Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.2.

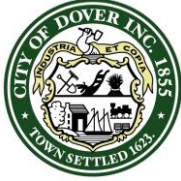
Resolution Number: **R – 2026.05.13 – 175**
Resolution Re: B26063 Sewer Department Supplies As Needed

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.2.

Resolution Number: **R – 2026.05.13 – 175**

Resolution Re: B26063 Sewer Department Supplies As Needed

RESOLUTION BACKGROUND MATERIAL:

A sealed Request for Bid #B26063 was issued and received for Sewer Department Supplies As Needed on April 21, 2026 at 2:00 p.m. The following vendors submitted unit pricing in varying amounts for 196 different products.

- E.J. Prescott, Inc. of Concord, NH
- Ferguson Waterworks of Raymond, NH
- F.W. Webb of Londonderry, NH
- John Hoadley and Sons, Inc. of Rockland, MA
- Core and Main, Loudon, NH

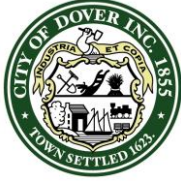
Award Information:

Purchase Orders will be issued to various vendors at lowest unit price(s) submitted in conjunction with Bid #B26063 to authorize expenditures.

Purchasing Information:

Type:	Purchase Order	Advertised:	Yes
Invitations Mailed:	216	Number of Responses:	5
Warranty:	Per Manufacturer	Terms:	Net 30, FOB Dover
Work Bonded:	No	Contract:	Yes
Prices will hold for:	One Year	Estimated Delivery:	As Needed
Recommended Award to:	Various	Fund:	Various
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000 amount requiring Council approval subsequent to a bid solicitation.

[B26063 Bid Documents](#)



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.3.

Resolution Number: **R – 2026.05.13 – 176**
Resolution Re: Additional Scope of Work for Dredge Cell Closure with Verdantas LLC.

- WHEREAS: After going through a request for proposal in 1999, GeoInsight, Inc. of Londonderry NH was hired to provide professional consulting services relative to the Cocheco River Dredge Cell project; and
- WHEREAS: Several resolutions have been approved by City Council through the years allowing continued services from GeoInsight, Inc. for the ever changing and expanding scope of work including the completion of the lengthy permitting application process; and
- WHEREAS: GeoInsight, Inc. was purchased by Verdantas LLC in 2020 and is offering additional engineering services for the planned final filling and closure of the Dover Landing Dredge/Cocheco River maintenance Dredge Cell was planned for September 29, 2025; and
- WHEREAS: On February 16, 2026, the City received a proposal to extend the final closure due to ongoing permitting efforts, detailed in background, in the amount of \$25,000; and
- WHEREAS: Per Dover Purchasing Code: 5-28B Formal Bidding may be waived by majority vote of the city Council which may be done at the time of making the award.; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue a purchase order revision to Verdantas, LLC of Wilmington, DE in the amount of, not to exceed, \$25,000 for additional permitting processing related to Dover Landing Dredge/Cocheco River maintenance Dredge Cell. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing

Account	Description	Appropriation	Balance	Charge
4325.1.300.43230.4757.03190.22	Cochecho Dredge Cell Closure	\$ 2,606,567.72	\$ 2,457,031.51	\$ 25,000.00

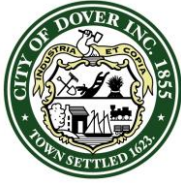
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.3.

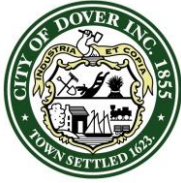
Resolution Number: **R – 2026.05.13 – 176**
Resolution Re: Additional Scope of Work for Dredge Cell Closure with
Verdantas LLC.

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.3.

Resolution Number: **R – 2026.05.13 – 176**
Resolution Re: Additional Scope of Work for Dredge Cell Closure with Verdantas LLC.

RESOLUTION BACKGROUND MATERIAL:

The City is entering the final phase of closing and capping the Dover Landing/Cochecho River Dredge Cell, a project that has been active for approximately 16+ years. To complete this, the City requires continued engineering oversight from Verdantas, LLC (formerly GeoInsight).

This resolution seeks a \$25,000 change order to address unexpected changes in the state permitting process required by the New Hampshire Department of Environmental Services (NHDES).

Current Status & Regulatory Shift

In late 2025, the City attempted to submit a "Standard Permit to Close" the cell, however, NHDES modified the required procedure, informing the City that it must first obtain a Vertical Capacity Waiver before the final closure permit can be processed.

Since January 2026, Verdantas has been working to satisfy NHDES's requests for additional information. This work involves:

- Clarifying technical details regarding how the cell will be capped.
- Negotiating groundwater monitoring requirements (Release Detection/Groundwater Management Permits) that NHDES now requires post-closure.
- Re-submitting modified plans to align with the new state-mandated sequence.

Proposed Change Order (\$25,000)

This additional funding will cover the professional services required to navigate these new NHDES requirements through July 2026. This work includes:

- Responding to the "Request for Additional Information" (RAI) from NHDES.
- Modifying the Closure Plan to meet specific waiver requirements.
- Ongoing technical meetings with state regulators to ensure the project remains on track for the Waterfront Redevelopment.

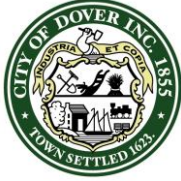
Note: This is a good-faith estimate provided by Verdantas based on feedback from the NHDES so far in this process. If NHDES imposes significantly more stringent requirements (such as a total redesign of the cover system), costs could fluctuate which would require additional City Council approval.

Future Tasks

Once the Vertical Capacity Waiver is granted, the City will need to re-engage Verdantas for the final "Standard Permit to Close." Costs for that phase are not included in this request as they depend on the conditions set by NHDES during the current waiver process.

Upcoming requirements will likely include:

- Finalizing the permit package to reflect NHDES conditions.
- Required public notification letters and administrative reviews.
- Technical responses to final state comments.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.3.

Resolution Number: **R – 2026.05.13 – 176**
Resolution Re: Additional Scope of Work for Dredge Cell Closure with Verdantas LLC.

Recommendation

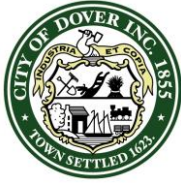
Approval of this \$25,000 change order is necessary to maintain momentum on the Waterfront Redevelopment Project and ensure the Dredge Cell is closed in full compliance with state environmental regulations.

Bid Information:

A sealed bid solicitation was issued in 1999 and awarded by council to GeoInsight, Inc. now Verdantas, LLC

Purchasing Information:

Type:	Purchase Order	Advertised:	No
Invitations Mailed:	N/A	Number of Responses:	N/A
Warranty:	Per manufacturer	Terms:	Net 30, FOB Dover
Work Bonded:	No	Contract:	Yes
Prices will hold for:	Until completion	Estimated Delivery:	As needed
Recommended Award to:	Verdantas LLC	Fund:	Cocheco Dredge Cell
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000 amount requiring Council approval.



CITY OF DOVER

CITY OF DOVER – RESOLUTION

Agenda Item#: 13.A.4.

Bid Number: **R – 2026.05.13 – 177**
Bid Description: B12006 Authorization to Purchase Liquid Propane from
D.F. Richard, Inc.

WHEREAS: The City of Dover has approximately twenty (20) locations where Liquid Propane (LP) gas is utilized, stored in vendor owned and maintained storage tanks of varying sizes and supplied to same on an “as needed” basis; and

WHEREAS: The City has continued an on-going and mutually advantageous business relationship with DF Richard, Inc., Dover, NH as the provider of this essential heating fuel, for a number of years; and

WHEREAS: Based on last years total usage at all the different city locations, DF Richard, Inc is offering the City the option of pre-buying an estimated number of gallons of LP gas at \$2.09 per gallon, with this price to hold through May 1, 2027; and

WHEREAS: Per §5-28B. Formal bidding may be waived by the majority vote of the City Council, which is done at the time of making the award.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue purchase orders to D.F. Richard, Inc, Dover, NH as needed for liquid propane. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing

Account	Description	Appropriation	Balance
xxxx.1.xxx.xxxxx.4623.00000.00	Propane - Various	\$ 91,656.72	\$ 32,123.30

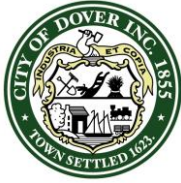
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER – RESOLUTION

Agenda Item#: 13.A.4.

Bid Number: **R – 2026.05.13 – 177**
Bid Description: B12006 Authorization to Purchase Liquid Propane from D.F. Richard, Inc.

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

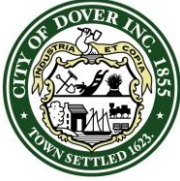
VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

RESOLUTION BACKGROUND MATERIAL:

DF Richard, Inc has been a long-standing supplier of propane, not just for facility heating units, but also for critical water supply generators. The City does not use diesel-powered generators within sensitive aquifer protection areas, so generators are designed to run off propane. During any major power outages, DF Richard, Inc has been available to replenish supplies to ensure no interruption to water service. They also provide timely field maintenance services whenever issues have arisen.

Purchasing Information:

Type:	Purchase order	Advertised:	N/A
Invitations Mailed:	N/A	Number of Responses:	N/A
Warranty:	N/A	Terms:	Net 30
Work Bonded:	No	Contract:	No
Prices will hold for	May 1, 2027	Estimated Delivery:	N/A
Recommended Award to:	D.F. Richard, Inc	Fund:	4623
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for City Manager Approval:	Purchase to exceed the \$25,000 amount requiring Council approval subsequent to a bid solicitation

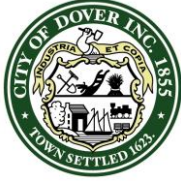


CITY OF DOVER

CITY OF DOVER – RESOLUTION

Agenda Item#: 13.A.4.

Bid Number: **R – 2026.05.13 – 177**
Bid Description: B12006 Authorization to Purchase Liquid Propane from
D.F. Richard, Inc.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.5.

Resolution Number: **R – 2026.05.13 – 178**
Resolution Re: B26054 Nebi Park Pavilion Operator or Tenant

WHEREAS: A sealed Request for Bid #B26054 was issued, and 2 walk throughs of the pavilion were held, with proposals received on April 16, 2026 @ 2:00 p.m. EST, and

WHEREAS: The City received proposals from 4 bidders, to which 3 offered paddle sports rentals and one who proposed it as an event space, and the committee is recommending leasing the space to Mayaul LLC, d/b/a Cocheco River Recreation as a paddleboard rental service.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

Bid #B26054 is hereby awarded to Mayaul, LLC, d/b/a Cocheco River Recreation, contingent upon and subject to finalizing a lease agreement mutually satisfactory to all parties.

AND, FURTHER BE IT RESOLVED THAT:

The City is hereby authorized to finalize and sign a lease agreement with Mayaul LLC, d/b/a Cocheco River Recreation in conjunction with Bid #B26054, for a portion of the Nebi Park Pavilion located at 28 River Street, consistent with the terms outlined in the background of this resolution. The City Manager, or designee, is hereby authorized to contract with the vendor.

Financing				
Account	Description	Appropriation	Balance	Charge
n/a				

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

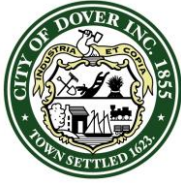
Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk

DOCUMENT HISTORY:

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



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.5.

Resolution Number: **R – 2026.05.13 – 178**
Resolution Re: B26054 Nebi Park Pavilion Operator or Tenant

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

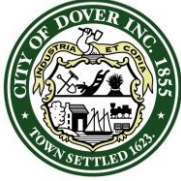
RESOLUTION BACKGROUND MATERIAL:

The City sought proposals for the lease and operation at the Nebi Park Pavilion at Nebi Park on River Street proposals for a seasonal vendor/operator that will provide services that enhance the visitor experience at Nebi Park and support the City's broader waterfront development goals.

The Pavilion serves as a public gathering space for residents and visitors. The structure includes an open-air main floor with public restrooms and a lower-level vendor area that opens to a plaza with seating, trees, and views of the Cochecho River. The vendor area includes electrical connections and access to storage areas, including a secured storage space with an overhead door.

On April 16th 4 responses were received. Of the 4 proposals, 3 complemented the public nature of the Pavilion and park and would enhance the park experience, support public access to the river, and contribute to the welcoming character of the Cochecho Waterfront. The fourth saw the Pavilion as an event space and, after discussion with the subcommittee, staff focused on the paddle sports vendors. A summary of the considerations is below.

Proposer	Core Model	Activation Level	Risk Profile
Esther's Marina LLC	Traditional rental + light concessions	Moderate	Low
Seven Rivers Paddling	Rentals + tours + instruction	High	Moderate
Cochecho River Rec	Full programming + events + camps	Very High	Moderate- High



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.5.

Resolution Number: **R – 2026.05.13 – 178**
Resolution Re: B26054 Nebi Park Pavilion Operator or Tenant

After reviewing the proposals, discussing options/opportunities with the vendors and verifying facts and figures, staff recommends leasing the space to Cochecho River Recreation as it has the ability to deliver the highest level of public benefit and long-term value to the City:

- Maximizes waterfront activation through diverse, year-round programming
- Creates a true community destination, not solely a rental operation
- Demonstrates alignment with placemaking and economic development goals
- Provides a scalable, phased implementation strategy balancing ambition with practicality
- Leverages deep experience in programming, partnerships, and engagement

Subsequent to the selection the Cochecho Waterfront Development Advisory Committee reviewed and endorsed the Selection of Cochecho River Recreation, on April 21st. On May 11, the Recreation Advisory Commission is reviewing the selection.

Based upon CWDACs endorsement, staff developed a lease, based upon the template used for the Dover Transportation Center. A summary of key lease elements follows:

Parties & Premises

- Lease between City of Dover, NH and Mayaul LLC DBA Cochecho River Recreation
- Covers vendor and storage space within Nebi Park Pavilion (28 River Street)
- Includes access to common basement areas and adjacent plaza
- Lessee receives 2 parking permits (potentially up to 4 after renewal)

Permitted Use & Operations

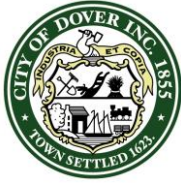
- Exclusive use for water-based recreation + related programs/events
- Includes option for outdoor storage of resident kayaks
- Must remain open to the public during business hours
- Seasonal operations:
 - Year 1: July 1 to October 15
 - Year 2+: generally May 1 – October 15 (option to open April 15)
- Required to keep building (including bathrooms) open and clean when operating
- City and Lessee jointly manage loitering concerns

Term & Renewal

- Initial term: through December 31, 2027
- Up to four (4) additional 2-year renewal options
- Renewal must be exercised in writing 60 days prior

Rent & Utilities

- Initial term rent: \$0/month
- Lessee pays utilities (electric, water, sewer) via reimbursement
 - Only for months in operation
- Rent escalates in renewals:
 - 2028–2029: \$250/month



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.5.

Resolution Number: **R – 2026.05.13 – 178**

Resolution Re: B26054 Nebi Park Pavilion Operator or Tenant

- 2030–2031: \$500/month
 - 2032–2033: \$750/month
 - 2034–2035: \$1,500/month
- Rent applies only when space is occupied and open to the public

Improvements & Maintenance

- Lessee may make improvements at its own cost with City approval
- Improvements become City property (unless removable fixtures)
- City responsible for:
 - Structural elements, roof, exterior, utilities outside premises
- Lessee responsible for:
 - Interior maintenance, sanitation, waste removal
- Lessee responsible for chase boat and related safety operations

Property & End of Lease

- Fixed improvements remain with City
- Removable equipment must be taken within 60 days of termination
- Premises must be returned clean, safe, and code-compliant

Operations & Responsibilities

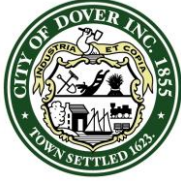
- Lessee maintains:
 - Cleanliness of premises and bathrooms
 - Trash disposal and surrounding area upkeep
- City provides:
 - Paper products for bathrooms
 - Liability coverage for public restrooms
- Lessee responsible for all business taxes

Access & Control

- City retains right to enter at any time (including emergencies)
- Basement/mechanical areas always accessible to City

Risk, Insurance & Liability

- Mutual indemnification:
 - Lessee → activities within premises
 - City → outside premises and restrooms
- Lessee must carry:
 - \$1M/\$2M liability insurance
 - Coverage must include water-based activities
 - Workers' compensation required



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.5.

Resolution Number: **R – 2026.05.13 – 178**

Resolution Re: B26054 Nebi Park Pavilion Operator or Tenant

Assignment, Default & Termination

- No subleasing/assignment without City approval
- Default:
 - 30-day cure period after notice
 - City may terminate if uncured
- Either party may terminate in case of major damage/casualty

Legal & Administrative

- Governed by New Hampshire law
- Requires formal written notice procedures
- Lease can only be modified in writing
- Includes standard clauses:
 - Severability
 - Entire agreement / merger
 - Binding on successors

Taxes

- Lessee responsible for all real and personal property taxes on improvements
- Failure to pay taxes = grounds for termination

This lease is directly tied to 4 of the City Council goals and indirectly to 1:

- Highest impact: Quality of Life (Goal #2) and Civic Engagement (Goal #5)
- Strong support: Infrastructure utilization (Goal #3)
- Moderate support: Government innovation (Goal #4)
- Indirect support: Housing (Goal #1)

The lease also furthers multiple Master Plan recommendations:

It directly advances:

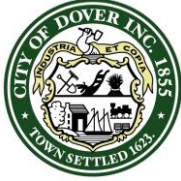
- Waterfront activation
- Public space utilization
- Mixed-use economic development
- Recreation and placemaking
- Public-private partnership strategies

Without this type of lease, the City would risk:

- An underutilized pavilion
- Reduced return on capital investment
- A weaker connection between the park and surrounding development

Bid Information:

Sealed Request for Bid #B26054 was requested and received for NEBI Park Pavilion Operator or Tenant April 16, 2026 @ 2:00 p.m.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.5.

Resolution Number: **R – 2026.05.13 – 178**

Resolution Re: B26054 Nebi Park Pavilion Operator or Tenant

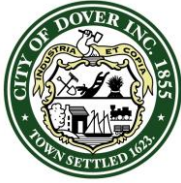
Award Information:

City to authorize a lease agreement with Mayaul LLC, DBA Cochecho River Recreation in conjunction with Bid #B26054, for a portion of the Nebi Park Pavilion located at 28 River Street.

Purchasing Information:

Type:	Lease	Advertised:	Yes
Invitations Mailed:	23 – Community Outreach	Number of Responses:	4
Warranty:	N/A	Terms:	N/A
Work Bonded:	N/A	Contract:	Yes
Prices will hold for:	N/A	Estimated Delivery:	ASAP
Recommended Award to:	Cochecho River Recreation	Fund:	N/A
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	No	Reason for Council Approval:	Lease of Real Property Rights on City-owned Land

[B26054 Bid Documents](#)



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.6.

Resolution Number: **R – 2026.05.13 – 179**
Resolution Re: B26058 Precast Concrete Structures

- WHEREAS: A sealed Request for Bid #B26058 was issued and received for various precast concrete structures on April 14, 2026 at 2:00 p.m.; and
- WHEREAS: The City received one proposal from Shea Concrete Products of Nottingham, NH. Prices will hold for one year beginning on May 1, 2026 and includes delivery to Dover, NH; and
- WHEREAS: It is the recommendation to proceed with an award to Shea Concrete Products of Nottingham, NH for several different types of precast concrete structures at rates provided in conjunction with bid #B26058.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue purchase orders to Shea Concrete Products for various precast concrete structures on an as-needed basis given the rates provided in conjunction with Bid #B26058. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing			
Account	Description	Appropriation	Balance
xxxx.1.300.xxxxx.4652.xxxxx.xx	Maint Supplies Improv o/t bldg	\$ 518,426.95	\$ 144,590.26

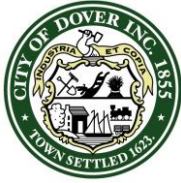
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.6.

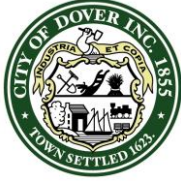
Resolution Number: **R – 2026.05.13 – 179**
Resolution Re: B26058 Precast Concrete Structures

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.6.

Resolution Number: **R – 2026.05.13 – 179**
Resolution Re: B26058 Precast Concrete Structures

RESOLUTION BACKGROUND MATERIAL:

Shea Concrete has been a long-standing vendor, having repeatedly been low-bidder on the City's annual Precast Concrete Structures. A sealed Request for Bid #B26058 was issued and received for Precast Concrete Structures on April 14, 2026 at 2:00 p.m.

In prior years, it was typical to only have one, or possibly two other vendors submit a bid. This year Shea Concrete was the sole bidder. Purchasing Agent reached out to five other concrete vendors who received the bid solicitation to get feedback on why they did not respond. Only one vendor responded who indicated that they have bid in the past but as we split up the award amongst suppliers, based on the lowest unit cost, it is not ideal for them.

Shea Concrete has been excellent to work with, and flexible when accommodating special-order items like light pole bases that need to have anchor bolts cast into the concrete. Their pricing has remained steady and commensurate with industry standards.

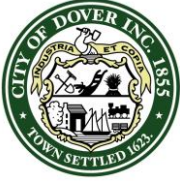
Award Information:

Purchase Orders will be issued as needed to Shea Concrete Products to authorize expenditures as outlined in this resolution.

Purchasing Information:

Type:	Purchase Order	Advertised:	Yes
Invitations emailed:	303	Number of Responses:	1
Warranty:	N/A	Terms:	Net 30, FOB Dover
Work Bonded:	No	Contract:	No
Prices will hold for:	One year	Estimated Delivery:	As Needed
Recommended Award to:	Shea Concrete Products	Fund:	Maintenance Supplies
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000.00 amount requiring Council approval subsequent to a bid solicitation.

[B26058 Bid Documents](#)



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.7.

Resolution Number: **R – 2026.05.13 – 180**

Resolution Re: Authorization to Accept Easements on Two Properties Near Central Avenue: (i) from Cochecho Mills Holdings, LLC on Tax Map 3, Lot 66 for Public Access and for Dover's Future 9/11 Memorial; and (ii) from 421 Central Avenue, LLC for Public Access on Tax Map 3, Lot 67

WHEREAS: Cochecho Mills Holdings, LLC has offered to grant an easement to the City on its property at 427 Central Avenue (Tax Map 3, Lot 66), for two purposes. The first is a permanent easement for public access on the parcel, including its bridge, courtyard, and connecting walkway. The second is a generously donated easement for a 9/11 memorial project, described more fully in the background of this resolution, which easement would be for an initial term of 10 years with renewal of successive five-year terms unless and until either party proves notice of termination in writing.

WHEREAS: 421 Central Avenue, LLC has offered to grant a permanent public access easement on its property at 421 Central Avenue (Tax Map 3, Lot 67).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The City Manager is hereby authorized to negotiate, finalize, sign, acquire, and accept an easement as described above and in the background of this resolution from Cochecho Mills Holdings, LLC on Tax Map 3, Lot 66, and to take any necessary steps to record said deed at the Strafford County Registry of Deeds.

Cochecho Mills Holdings, LLC is recognized and offered the City's highest appreciation for its generous donation of an easement to accommodate the City's forthcoming 9/11 memorial, which will be situated along a main artery and highly visible, serving as a memorial of the tragic events of September 11, 2021, the lives lost that day, and the heroic actions of first responders, as well as a source of educational information for children and others visiting the forthcoming memorial.

AND, FURTHER BE IT RESOLVED THAT:

The City Manager is hereby authorized to negotiate, finalize, sign, acquire, and accept an easement as described above and in the background of this resolution from 421 Central Avenue, LLC on Tax Map 3, Lot 67, and to take any necessary steps to record said deed at the Strafford County Registry of Deeds.

AUTHORIZATION

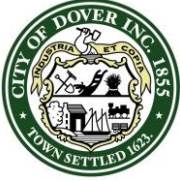
Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

Document Created by: Legal
Document Posted on: May 8, 2026

R-2026.05.13 Authorization to Accept Easements on Two Properties Near Central Avenue: (i) from Cochecho Mills Holdings, LLC on Tax Map 3, Lot 66 for Public Access and for Dover's Future 9/11 Memorial; and (ii) from 421 Central Avenue, LLC for Public Access on Tax Map 3, Lot 67

Page 1 of 3



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.7.

Resolution Number: **R – 2026.05.13 – 180**
Resolution Re: Authorization to Accept Easements on Two Properties
Near Central Avenue: (i) from Cochecho Mills Holdings,
LLC on Tax Map 3, Lot 66 for Public Access and for
Dover's Future 9/11 Memorial; and (ii) from 421 Central
Avenue, LLC for Public Access on Tax Map 3, Lot 67

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

Recorded by: Jerrica Vanslyvong-
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 Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

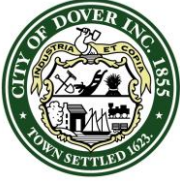
RESOLUTION BACKGROUND MATERIAL:

The easements described in this resolution are for two different, abutting parcels on Central Avenue, show below: (1) 427 Central Ave (Tax Map 3, Lot 66) outlined in yellow below; and (2) 421 Central Ave (Tax Map 3, Lot 67) outlined in green below:

Document Created by: Legal
Document Posted on: May 8, 2026

R-2026.05.13 Authorization to Accept Easements on
Two Properties Near Central Avenue: (i) from
Cochecho Mills Holdings, LLC on Tax Map 3, Lot
66 for Public Access and for Dover's Future 9/11
Memorial; and (ii) from 421 Central Avenue, LLC for
Public Access on Tax Map 3, Lot 67

Page 2 of 3



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.8.

Resolution Number: **R – 2026.05.13 – 181**

Resolution Re: Approval of Lease Agreement between City of Dover and Bellamy Park Disc Golf Club

WHEREAS: Bellamy Park Disk Golf Club (the “Club”) is a nonprofit organization with a purpose to support the Bellamy Park Disk Golf Course; and

WHEREAS: The Club wishes to lease a portion of the Bellamy Park Building located within Tax Map H Lot 17 in furtherance of their purpose; and

WHEREAS: The leased space would be the upstairs portion and back deck of the Bellamy Park building as described in the Lease Agreement

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The City Manager is authorized to finalize and sign a lease agreement between the City of Dover and Bellamy Park Disk Golf Club for the lease of upstairs portion and back deck of the Bellamy Park building located within Tax Map H Lot 17 for a month to month renewing term.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

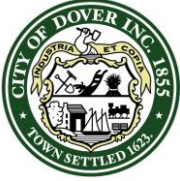
Approved as to Legal Joshua M. Wyatt
Form and Compliance: City Attorney

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk

DOCUMENT HISTORY:

First Reading Date:
Approved Date:

Public Hearing Date:
Effective Date:



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.8.

Resolution Number: **R – 2026.05.13 – 181**

Resolution Re: Approval of Lease Agreement between City of Dover and
Bellamy Park Disc Golf Club

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

RESOLUTION BACKGROUND MATERIAL:

Please see attached draft Lease Agreement for background material.



LEASE AGREEMENT

THIS LEASE AGREEMENT made this 13th day of April, 2026, by and between BELLAMY PARK DISC GOLF CLUB of Dover, New Hampshire 03820, an unincorporated nonprofit organization formed under New Hampshire law, (hereinafter referred to as “LESSEE”), and the **CITY OF DOVER**, New Hampshire, of 288 Central Avenue, Dover, County of Strafford and State of New Hampshire 03820 (hereinafter referred to as “LESSOR”).

WITNESSETH:

That IN CONSIDERATION of the mutual promises contained herein, and FOR OTHER GOOD AND VALUABLE CONSIDERATION contained herein, the parties agree as follows:

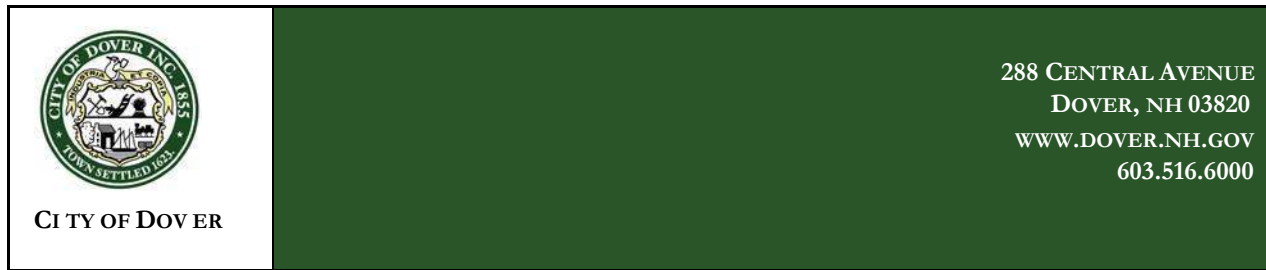
1. Description and Term.

That the LESSOR does hereby demise and lease to the LESSEE use of the upstairs portion and back deck of the Bellamy Park building located within Tax Map H Lot 17 (hereinafter the “Space”). For avoidance of doubt, LESSOR does not hereby in any way demise or lease to LESSEE any rights, exclusive or otherwise, to Bellamy Park or its disc golf course, which shall remain a public park open to the public. Additionally, the Space does not include either the land lying underneath the aforesaid building or the exterior walls or roof of said building. Lessor hereby reserves the right at any time or from time to time to: (a) change the areas, locations and arrangement of parking areas and other common areas; (b) enter into, modify, and terminate easements and other agreements pertaining to the maintenance and use of the parking areas and other common areas; (c) close any or all portions of the common areas to such extent and for such time as may, at the sole discretion of Lessor; (d) make changes, additions, deletions, alterations or improvements in and to such common areas.

The term of LESSEE’s Lease Agreement shall be month to month, terminable by the LESSOR or LESSEE for any reason with at least ninety days’ prior written notice.

In lieu of monthly rent, LESSEE shall, for the benefit of the public, perform periodic inspection, maintenance, and upkeep of the Bellamy Park disc golf course and the Space.

2. Operations and Maintenance.



The LESSOR shall be responsible for payment of all Utilities costs associated with the Space, including electricity, water, gas, heat, snow removal and associated supplies.

3. Condition of Premises.

The LESSOR leases the Space “as is”. LESSEE shall be solely responsible for insuring all improvements and contents of the Space and shall name LESSOR as an additional insured.

LESSOR shall, at its own expense, maintain and keep the Space in good structural order and repair including, but not limited to, all partitions, doors, windows, fixtures and equipment. In addition, LESSOR shall, at its own expense, make normal repairs and maintain performance of the leased Space, as needed, including, without limitation, the replacement of broken glass, interior repainting, the repair of floors, and the keeping of windows and doors watertight. LESSOR shall also, at its expense, maintain in good operating condition all plumbing, electrical, heating, sprinkling, air conditioning and other utility systems. All items herein mentioned shall be maintained in as good order and repair as they were at the date of the commencement of the term of this Lease Agreement, reasonable wear and damage by accident, fire or other insured against casualty and covered by said insurance excepted. LESSEE and LESSOR will perform a walk through to evaluate condition of the Space prior to occupancy.

LESSOR agrees to maintain the Space in condition fit for its intended use and to make all necessary repairs of which LESSOR is aware, including adequate heat and water, and a sound physical structure. Furthermore, LESSOR will maintain the grounds and remove the common area rubbish and maintain and keep reasonably free from snow and ice the parking areas, sidewalks and entrances/exits to building.

4. Access to Premises.

The LESSOR shall also have the right to enter upon the Space at all reasonable times to inspect same and to expel the LESSEE if the LESSEE shall fail to comply with or breach in any way this Lease Agreement. The LESSOR shall provide the LESSEE with reasonable notice of any inspections of or visits to the Space.

5. Unavoidable Casualty and Eminent Domain.



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In the event of an unavoidable casualty, including fire, not arising as a result of the negligence or intentional conduct of the LESSEE whereby the Space or any portion of it is destroyed or damaged so as to be unfit for use or occupancy, the LESSOR specifically reserves the option of terminating this Lease Agreement. However, that in the event of total destruction or damage which is the equivalent of total destruction, this Lease Agreement shall automatically terminate.

In the event the Space shall be taken either under threat of eminent domain or by eminent domain proceedings in whole, then this Lease Agreement shall be terminated and the rent shall be prorated and returned to the LESSEE as of the date of such taking. A condemnation award shall belong exclusively to the LESSOR.

6. Use.

The LESSEE shall only use the Space in compliance with the City's ordinances, rules and regulations. Additionally, the Space shall be used for charitable non-profit purposes only, and only in such a way as to benefit Bellamy Park and the public. No residential use shall be permitted.

7. Renewal of Lease Agreement.

This lease shall automatically renew month to month on the first day of each month, unless and until terminated by either party.

8. Subletting and Assignment.

LESSEE shall neither sublet nor assign the Space under any circumstances without prior written consent by the LESSOR.

9. Personal Property.

In the event that at the end of the term or upon any earlier termination of this Lease Agreement including, but not limited to, termination for failure of the LESSEE to perform as required hereunder, there remains personal property of the LESSEE in the Space, the LESSOR is authorized to dispose of said property after giving written notice of its intent to do so to the LESSEE at the last known address of the LESSEE.

10. Default/Early Termination.

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Both the LESSEE and the LESSOR shall have the right to terminate this Lease Agreement for any reason upon giving at least ninety days' prior written notice to the other party.

In the event the LESSEE fails to perform its obligations under this Lease Agreement, this Lease Agreement is defaulted, and the LESSOR is entitled to immediate occupation and possession of the Space. If the LESSEE shall default in the observance or performance of any conditions or covenants on LESSEE's part to be observed or performed, under or by virtue of any provisions of this Lease Agreement, the LESSOR, without being under any obligation to do so and without thereby waiving such default, may remedy such default at the expense of the LESSEE. If the LESSOR makes any expenditure or incurs any obligations for payment in connection therewith including, but not limited to, attorney's fees, such sums paid or obligations incurred shall be paid to the LESSOR as additional rent. In the event that there is damage to the Space due to the LESSEE's actions or inactions, or the LESSEE fails to make any utility payments when due, the Lease Agreement may be immediately terminated at the option of the LESSOR.

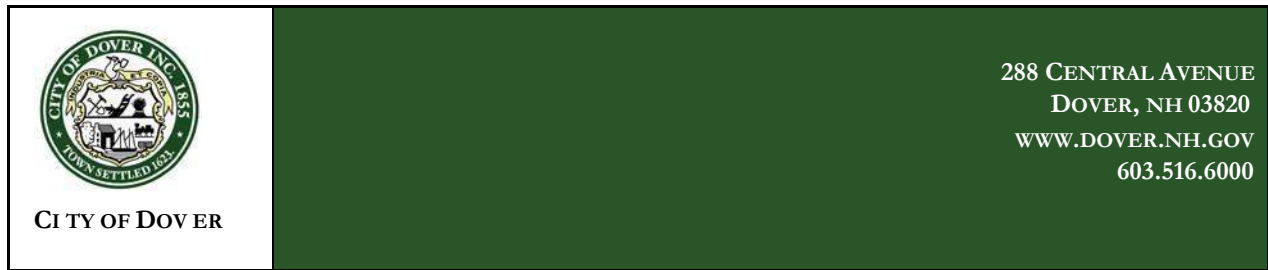
11. Indemnification.

LESSEE agrees to pay, and to protect, defend (with counsel acceptable to the City), indemnify and save harmless LESSOR from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees and expenses), causes of action, allegations, suits, claims, demands or judgments of any nature whatsoever arising from:

- (i) any injury to, or the death of, any person(s);
- (ii) any damage to property or to the Space;
- (iii) any act or omission of LESSEE or its agents, officers or employees;
- (iv) violation by LESSEE of any agreement or condition of this Lease Agreement; or
- (v) violation by LESSEE of any law, ordinance or regulation affecting the Space or any part thereof or the ownership and occupancy thereof.

12. Insurance.

LESSEE shall procure and maintain in force, at its expense, during the term of this Lease Agreement, and any extensions of such term, liability and property damage insurance for the



LESSEE's leased Space to be considered primary and non-contributory coverage. Said insurance to be in limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. LESSOR has no obligation for any loss to LESSEE's personal property. Proof of LESSEE's insurance shall be supplied to the LESSOR at the time of occupancy and LESSEE shall provide certificates for any renewal no later than ten (10) business days prior to the expiration of said policy. The LESSOR shall be listed as "Additional Insured" on the policy and proof of insurance certificate. The insurance coverage procured by LESSEE shall cover the LESSOR with the same scope of coverage provided to the LESSEE without subjecting the LESSOR to any different or additional terms, conditions, limitations or exclusions. A condition of the insurance coverage shall be thirty (30) days' notice to the LESSOR upon cancellation of the policy.

13. Liens and Encumbrances.

LESSEE will not create or allow any lien, encumbrance or charge on the LESSEE's Space.

14. Parties Bound.

This Lease Agreement and its addendums is binding upon the heirs, executors, administrators and assigns of the parties hereto and constitutes the entire agreement between the parties.

15. Notice.

All notices by either party to be given with respect to this Lease Agreement shall be in writing and shall be given by first class mail to the addresses stated above.

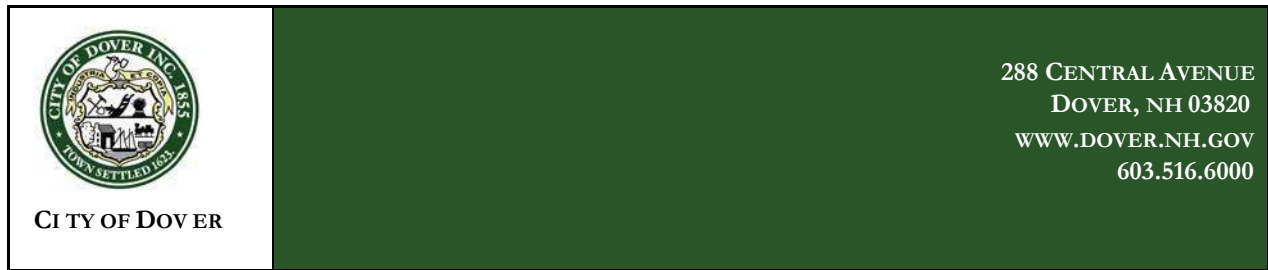
16. Modification of Lease Agreement.

This Lease Agreement contains the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the both parties.

17. Section Headings.

The section headings throughout this instrument are for convenience and reference only, and the words contained herein shall in no way be held to explain, modify or amplify, or aid in the interpretation, construction or meaning of the provisions of the Lease Agreement.

18. Severability.



Any determination that any provision of this Lease Agreement or any application thereof is invalid, illegal or unenforceable in any respect in any instance shall not affect the validity, legality or enforceability of such provision in any other instance or the validity, legality or enforceability of any other provision of this Lease Agreement.

19. Laws Governing.

The parties agree that the laws of the State of New Hampshire will govern all disputes under this Lease Agreement and determine all rights hereunder.

20. Security Deposit.

Upon execution of this Lease Agreement, LESSEE deposits with LESSOR \$_____ as security for the performance by LESSEE of the terms of this Lease Agreement to be returned to LESSEE, with interest, following the full and faithful performance by LESSEE of this Lease Agreement. In the event of damage to the Space caused by LESSEE or LESSEE's agents or visitors, LESSOR may use funds from the deposit to repair, but is not limited to this fund and LESSEE remains liable.

21. Merger.

This Lease Agreement contains all terms and conditions agreed upon by the parties hereto and no other agreements or representations, oral or otherwise, regarding the subject matter of this Lease Agreement shall be deemed to exist, provided, however, that any subsequent modifications or agreements affecting this Lease Agreement shall be in writing and signed by the parties hereto.

22. Taxes.

Pursuant to RSA 72:23, I, LESSEE agrees to pay all properly assessed current and potential real and personal property taxes no later than the due date. LESSEE is obligated by the foregoing to pay real and personal property taxes on structures or improvements added by the LESSEE. Failure of the LESSEE to pay the duly assessed personal and real estate taxes when due shall be cause to terminate said Lease by the LESSOR. Nothing in this lease shall preclude LESSEE from seeking a charitable real estate tax exemption for the Space.

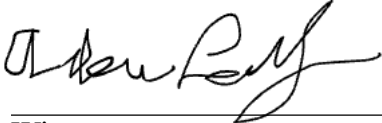
23. Immunity

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Nothing within this Lease Agreement is intended to benefit or create an obligation to a thirdparty. Nothing within this Lease Agreement shall be deemed to constitute a waiver of any existing immunity of the City of Dover, which immunities are hereby reserved to the City of Dover. This covenant shall survive the termination of this Lease Agreement's conclusion.

IN WITNESS WHEREOF, the parties have hereunto executed this Lease Agreement on the date set forth above.

LESSEE [print name and name of signatory]

 04/13/2026

 Witness
 Sign and Print

Joel Dewhurst 04/13/2026

 Duly Authorized Sign
 and Print

CITY OF DOVER
 By J. Michael Joyal, Jr., City Manager

 Witness
 Sign and Print

 Duly Authorized



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.9.

Resolution Number: **R – 2026.05.13 – 182**

Resolution Re: Approval of Lease Agreement Amendment with New England Sports Complex, Inc., d/b/a First Push Syndicate

WHEREAS: New England Sports Complex, Inc., d/b/a First Push Syndicate, a non-profit corporation, with a five (5) year lease agreement with the City of Dover regarding the operation of a program to train physical education teachers how to teach skateboarding, to foster school/community programs for biking, and possible related or other activities; and

WHEREAS: The current lease term is September 1, 2024 through August 31, 2029 for Room 220 at the McConnell Center, which contains 696 square feet; and

WHEREAS: First Push Syndicate wishes to amend their current lease to include Room 309 of the McConnell Center adding 291 square feet.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL:

The City Manager is authorized to sign a lease amendment between the City of Dover and New England Sports Complex, Inc., d/b/a First Push Syndicate, for the addition of Room 309, to the current lease agreement.

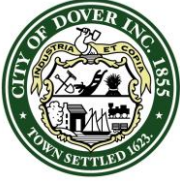
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.9.

Resolution Number: **R – 2026.05.13 – 182**
Resolution Re: Approval of Lease Agreement Amendment with New
England Sports Complex, Inc., d/b/a First Push Syndicate

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

RESOLUTION BACKGROUND MATERIAL:

See draft Lease Agreement Amendment between the parties. The Recreation Advisory Board is expected to approve this lease at its meeting on May 11, 2026.



CITY OF DOVER

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McConnell Center Lease Amendment

New England Sports Complex, Inc., d/b/a First Push Syndicate

1. **LESSEE:** NEW ENGLAND SPORTS COMPLEX, INC., d/b/a FIRST PUSH SYNDICATE
2. **DATE OF AMENDMENT:** July 1, 2026
3. **ORIGINAL AGREEMENT DATE:** July 22, 2024
4. **JUSTIFICATION:** Addition of room 309 (291 sq ft)
5. **REVISION:** Beginning on June 1, 2026, Room 309 of the McConnell Center shall be added to the Lessee's current Lease Agreement dated July 22, 2026. The new rent shall be calculated using the new square footage of 987 sq ft. All other provisions in the Lease Agreement remain. This is currently year 3 of the first 5-year term with two additional 5-year options.
6. **ORIGINAL RENT:** \$899.58/month (yearly \$10,794.96)
7. **NEW RENT:** \$1,275.69/month (yearly \$15,308.37)
8. **NEW RENT TABLE:**

Component	Rate	Annual	Monthly
Fixed Rent	\$ 6.50	\$ 6,415.50	\$ 534.62
Capital Reserve	\$ 0.40	\$ 394.80	\$ 32.90
Utilities*	\$ 8.61	\$ 8,498.07	\$ 708.17
Other as agreed	\$ 0.00	\$ 0.00	\$ 0.00
Total Rent Assessment	\$15.51	\$15,308.37	\$1,275.69
9. **CHANGE TO CONTRACT TERM:** No Change
10. **CITY COUNCIL APPROVAL:** May 13, 2026 (Rec Advisory approval on May 11, 2026)

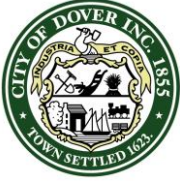
NEW ENGLAND SPORTS COMPLEX, INC., d/b/a FIRST PUSH SYNDICATE

Robert Joseph Lambert, Executive Director

Date

CITY OF DOVER

DRAFT



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.10.

Resolution Number: **R – 2026.05.13 – 183**

Resolution Re: Approval of Lease Agreement Between Our Daily Bread, LLC and City of Dover and McConnell Center

WHEREAS: Our Daily Bread, LLC, a domestic limited liability company, seeks to enter into a five (5) year lease with the City of Dover; and

WHEREAS: The location of the lease premise would be rooms 127 & 131 at the McConnell Center, located at 61 Locust Street, which together contain 849 square feet; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The City Manager is authorized to finalize and sign a lease agreement between the City of Dover and Our Daily Bread, LLC, for rental of rooms 127 & 131 for five years with three additional five-year terms.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk

DOCUMENT HISTORY:

First Reading Date:

Public Hearing Date:

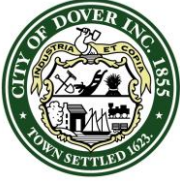
Approved Date:

Effective Date:

DOCUMENT ACTIONS:

Document Created by: Jennifer Perez, Esq.
Document Posted on: May 8, 2026

R-2026.05.13 Approval of Lease Agreement Between Our
Daily Bread, LLC and City of Dover and McConnell
Center
Page 1 of 2



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.10.

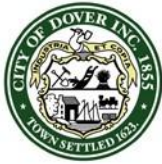
Resolution Number: **R – 2026.05.13 – 183**

Resolution Re: Approval of Lease Agreement Between Our Daily Bread, LLC and City of Dover and McConnell Center

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

RESOLUTION BACKGROUND MATERIAL:

See draft Lease Agreement between parties attached to this Resolution. This lease is expected to be approved by the Recreation Advisory Board on May 11, 2026.



CITY OF DOVER

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LEASE AGREEMENT

THIS LEASE AGREEMENT made this _____ day of _____, 2026, by and between Our Daily Bread, LLC of P.O. Box 732, Dover, New Hampshire 03820, a domestic limited liability company, (hereinafter referred to as “LESSEE”), and the **CITY OF DOVER**, New Hampshire, of 288 Central Avenue, Dover, County of Strafford and State of New Hampshire 03820 (hereinafter referred to as “LESSOR”).

WITNESSETH:

That IN CONSIDERATION of the mutual promises contained herein, and FOR OTHER GOOD AND VALUABLE CONSIDERATION contained herein, the parties agree as follows:

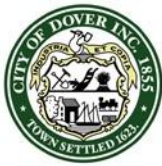
1. Description and Term.

That the LESSOR does hereby demise and lease to the LESSEE the Space within the City’s McConnell Center located at 61 Locust Street, Dover, New Hampshire, which Space is intended to contain 849 square feet and more particularly identified as rooms 127 & 131 (the “Space”).

In conjunction with the use of the Space, LESSEE shall have the right to use available parking in the McConnell Center/Library parking lot for LESSEE’ employees in the adjacent City Parking lot to the rear of the Public Library during LESSEE’s normal operations, subject to applicable law and regulations. Additionally, parking spaces may be available on streets adjacent to the McConnell Center. It is agreed parking spaces will not be reserved and are available on a first come first served basis with no signage designating parking spaces to the LESSEE. The LESSOR does not guarantee the availability of any parking spaces at any time. Parking may be subject to change, amendment, or relocation for good cause at the sole discretion of the City of Dover.

The term of LESSEE’s Lease Agreement shall be for five (5) years beginning on June 1, 2026 and ending on May 31, 2031. There shall be an option to renew for three (3) additional five (5) year terms at the LESSEE’S request pursuant to Paragraph 7.

Monthly rent shall be paid the first of each month to the City of Dover. If a term commences on a day other than the 1st of a month, that month’s rent shall be prorated based on the number of days in the month. The first year’s rent charges are based upon space allocation of 849 square feet and calculated using the following components:



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6 Month Ramp Up Lease (June 1, 2026 – December 31, 2026):

Component	Rate	Assessment	
		Annual	Monthly
Fixed Rent	\$ 0.00	\$ 0.00	\$ 0.00
Capital Reserve	\$ 0.40	\$ 339.60	\$ 28.30
Utilities*	\$ 8.61	\$ 7,309.89	\$ 609.16
Other as agreed	\$ 0.00	\$ 0.00	\$ 0.00
Total Rent Assessment	\$ 9.01	\$ 7649.49	\$ 637.46

Remainder of Initial Term (January 1, 2027 – May 31, 2031):

Component	Rate	Assessment	
		Annual	Monthly
Fixed Rent	\$ 6.50	\$5,581.50	\$ 459.88
Capital Reserve	\$ 0.40	\$ 339.60	\$ 28.30
Utilities*	\$ 8.61	\$ 7,309.89	\$ 609.16
Other as agreed	\$ 0.00	\$ 0.00	\$ 0.00
Total Rent Assessment	\$15.51	\$13,167.99	\$1,097.33

(*) Utilities costs are variable based upon actual costs as outlined in Section 2.

2. Operations and Maintenance.

The LESSEE shall be responsible for payment of all Utilities costs associated with the Space, including electricity, water, gas, heat and shared custodial, snow removal and associated supplies. Utilities costs of this Lease Agreement is established at \$8.61/sf and will be paid as part of the monthly total rent invoice. Thereafter these costs shall be revised annually and prorated per square foot based upon the City's proposed operating budget for the coming fiscal year. The total square footage of leased space in the McConnell Center is 53,899 square feet. The annual revision of Utilities costs shall occur in March and take effect the following July 1st.

3. Condition of Premises.

The LESSOR leases the Space "as is". LESSEE shall be solely responsible for all associated costs for desired original and future build-out of the Space; and plans for such build-out must be reviewed for potential approval by LESSOR. LESSEE shall be solely responsible for insuring all improvements and contents of the Space and shall name LESSOR as an additional insured.

LESSOR shall, at its own expense, maintain and keep the building in good structural order and repair including, but not limited to, all partitions, doors, windows, fixtures and equipment. In addition, LESSOR shall, at its own expense, make normal repairs and maintain performance of



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the leased Space, as needed, including, without limitation, the replacement of broken glass, interior repainting, the repair of floors, and the keeping of windows and doors watertight. LESSOR shall also, at its expense, maintain in good operating condition all plumbing, electrical, heating, sprinkling, air conditioning and other utility systems. All items herein mentioned shall be maintained in as good order and repair as they were at the date of the commencement of the term of this Lease Agreement, reasonable wear and damage by accident, fire or other insured against casualty and covered by said insurance excepted. LESSEE and LESSOR will perform a walk through to evaluate condition of the Space prior to occupancy.

Walk-Through. The walk-through referenced above shall occur no later than five (5) business days prior to the commencement of the term. The parties shall execute a written Condition Report documenting the condition of the Space, all fixtures, and all City Owned Property. Conditions not noted in the Condition Report shall be deemed acceptable at commencement. LESSOR shall resolve items noted as deficient within thirty (30) days of the commencement date.

Repair Response: In the event a repair as stated above is needed, the Lessee shall notify the Lessor and the internal Maintenance Team will conduct the repair in accordance with standard procedures.

LESSOR agrees to maintain the Space in condition fit for its intended use and to make all necessary repairs of which LESSOR is aware, including adequate heat and water, and a sound physical structure. Furthermore, LESSOR will maintain the grounds and remove the common area rubbish and maintain and keep reasonably free from snow and ice the parking areas, sidewalks and entrances/exits to building.

4. Access to Premises.

The LESSOR shall also have the right to enter upon the Space at all reasonable times for inspection and maintenance purposes only. The LESSOR shall provide the LESSEE with reasonable notice of any inspections of or visits to the Space. Entry by LESSOR shall not constitute constructive eviction. LESSOR's right to terminate or reclaim possession is governed exclusively by Section 10 of this Lease Agreement, and LESSOR shall not expel LESSEE from the Space except pursuant to a final court judgment or the written agreement of the parties.

5. Unavoidable Casualty and Eminent Domain.

In the event of an unavoidable casualty, including fire, not arising as a result of the negligence or intentional conduct of the LESSEE whereby the Space or any portion of it is destroyed or damaged so as to be unfit for use or occupancy, the LESSOR shall, within thirty (30) days of such casualty, provide LESSEE written notice electing to: (i) terminate this Lease Agreement, effective sixty (60) days after such notice; or (ii) restore the Space at LESSOR's expense. LESSEE shall have the same right to elect termination if more than thirty percent (30%) of the Space is rendered unfit for use. In the event of total destruction, this Lease Agreement shall automatically terminate. **In the event of termination, the Lessee shall have the right to request abatement of rent for the period of time from the date of casualty to the date of termination.**

In the event the Space shall be taken either under threat of eminent domain or by eminent domain



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proceedings in whole, then this Lease Agreement shall be terminated and the rent shall be pro-rated and returned to the LESSEE as of the date of such taking. A condemnation award shall belong exclusively to the LESSOR.

6. Use.

The LESSEE shall only use the Space in compliance with the City's ordinances, rules, and regulations. The Space shall be used for the operation of a commercial bakery and related food production activities, as further described in Exhibit A attached hereto and incorporated herein by reference. No residential use shall be permitted.

7. Renewal of Lease Agreement.

At least sixty (60) days but no earlier than one hundred twenty (120) days prior to the expiration of the initial term of this Lease Agreement or the expiration of an additional term, the LESSEE shall notify the LESSOR in writing of the LESSEE's intention to exercise its option to extend the term of the Lease Agreement for an additional period as set forth in Section 1 herein. LESSOR shall acknowledge receipt of any renewal notice within ten (10) business days. Failure to acknowledge shall not invalidate a properly delivered notice.

8. Subletting and Assignment.

LESSEE shall neither sublet nor assign the Space or the associated parking spaces under any circumstances without prior written consent by the LESSOR.

9. Personal Property.

In the event that at the end of the term or upon any earlier termination of this Lease Agreement including, but not limited to, termination for failure of the LESSEE to perform as required hereunder, there remains personal property of the LESSEE in the Space, the LESSOR is authorized to dispose of said property after giving written notice of its intent to do so to the LESSEE at the last known address of the LESSEE. Such notice shall provide LESSEE with at least thirty (30) days from the date of notice to retrieve or arrange for the removal of such property, and LESSOR shall provide LESSEE reasonable access to the Space during that period. LESSOR shall not be required to store demonstrably perishable goods beyond twenty-four (24) hours and may dispose of such items immediately upon written notice. LESSOR shall account to LESSEE for the reasonable net proceeds, if any, of any disposed property in excess of LESSOR's actual removal and storage costs.

The City of Dover has certain fixtures and personal property located within the Space. Such property is identified in the table below. LESSEE, during the term of the Lease, may use the City Owned Property.

Prior to occupancy, LESSEE and LESSOR shall conduct a joint inspection of all City Owned Property and execute a written Equipment Condition Schedule documenting the then-current operating condition of each item. At termination, all City Owned Property shall remain in the Space in the same or better condition as documented in the Equipment Condition Schedule, reasonable wear and tear excepted.



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Maintenance of City Owned Property during the term shall be allocated as follows:

- (a) LESSOR shall be responsible, at its sole cost, for all major repairs and replacements, including mechanical failure of compressors, motors, heating elements, and components failing through normal use.
- (b) LESSEE shall be responsible for routine cleaning and day-to-day care consistent with applicable food-safety regulations and standard commercial kitchen practice.
- (c) Repair costs arising from LESSEE's negligence or intentional misuse shall be borne by LESSEE.

Fixtures Owned by the City of Dover:

QTY.	Unit Description:	Brand:	Cost/Unit:	Purchase Date:
1	Sandwich Unit	Avantaco	\$1,549.00	2020
1	Ice Machine	Scotsman	\$2,189.00	2014
1	Ice Bin	Scotsman	\$797.00	2014
2	Walk In Refrigerator/ Freezer	NORLOCK	\$1,636.40	2014
1	Convection Oven	Blodgett	\$2,721.00	2014
1	Reach In Freezer	Turbo Air	\$2,346.00	2014
1	Reach In Refrigerator	Turbo Air	\$1,809.00	2014
1	Dishwasher	Champion	NA	NA
4	Sinks	NA	NA	NA
5	Various Tables/ Racks	NA	NA	NA

10. Default/Early Termination.

In the event the LESSEE fails to perform its obligations under this Lease Agreement, this Lease Agreement is defaulted, and the LESSOR is entitled to immediate occupation and possession of the Space and the associated parking spaces. If the LESSEE shall default in the observance or performance of any conditions or covenants on LESSEE's part to be observed or performed, under or by virtue of any provisions of this Lease Agreement, the LESSOR, without being under any obligation to do so and without thereby waiving such default, may remedy such default at the expense of the LESSEE. If the LESSOR makes any expenditure or incurs any obligations for payment in connection therewith including, but not limited to, attorney's fees, such sums paid or obligations incurred shall be paid to the LESSOR as additional rent. In the event that there is damage to the Space due to the LESSEE's actions or inactions, or the LESSEE fails to make any utility payments when due, the Lease Agreement may be immediately terminated at the option of the LESSOR.

Notwithstanding the foregoing, prior to exercising any right of termination or self-help remedy arising from a LESSEE default, LESSOR shall provide LESSEE with written notice specifying the nature of such default, and LESSEE shall have: (a) ten (10) business days after receipt of such notice to cure any monetary default (including failure to pay rent or utilities); and (b) thirty (30) days after receipt of such



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notice to cure any non-monetary default; provided that if a non-monetary default cannot reasonably be cured within thirty (30) days, LESSEE shall not be in default if LESSEE commences cure within such period and diligently prosecutes such cure to completion within ninety (90) days. Cure periods shall not apply to defaults constituting an imminent threat to life or safety.

Both the LESSEE and the LESSOR shall have the right to terminate this Lease Agreement for any reason upon giving at least three (3) months written notice to the other party.

11. Indemnification.

LESSEE agrees to pay, and to protect, defend (with counsel acceptable to the City), indemnify and save harmless LESSOR from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees and expenses), causes of action, allegations, suits, claims, demands or judgments of any nature whatsoever arising from:

- (i) any injury to, or the death of, any person(s);
- (ii) any damage to property or to the Space;
- (iii) any act or omission of LESSEE or its agents, officers or employees;
- (iv) violation by LESSEE of any agreement or condition of this Lease Agreement; or
- (v) violation by LESSEE of any law, ordinance or regulation affecting the Space or any part thereof or the ownership and occupancy thereof.

Notwithstanding the foregoing, LESSEE's indemnification obligations shall not apply to any liability arising from the sole negligence, gross negligence, or intentional misconduct of LESSOR or LESSOR's agents, officers, or employees.

LESSOR shall indemnify, defend (with counsel reasonably acceptable to LESSEE), and hold harmless LESSEE from and against any and all liabilities, losses, damages, costs, and expenses (including reasonable attorney's fees) arising from: (i) the negligence or intentional misconduct of LESSOR or LESSOR's agents, officers, or employees; (ii) any material breach by LESSOR of its obligations under this Lease Agreement; or (iii) any pre-existing defect or condition of the Space, building structure, or City Owned Property **identified in the walk through pursuant to Section 3 above**. This provision shall be read consistently with the immunity reservation in Section 23 and applicable NH law.

12. Insurance.

General liability/casualty and property insurance shall continue to be maintained on the subject property by the LESSOR. LESSEE shall procure and maintain in force, at its expense, during the term of this Lease Agreement, and any extensions of such term, liability and property damage insurance for the LESSEE's leased Space to be considered primary and non-contributory coverage. Said insurance to be in limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. LESSOR has no obligation for any loss to LESSEE's personal property. Proof of LESSEE's insurance shall be supplied to the LESSOR at the time of occupancy and LESSEE



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shall provide certificates for any renewal no later than ten (10) business days prior to the expiration of said policy. The LESSOR shall be listed as "Additional Insured" on the policy and proof of insurance certificate. The City of Dover's additional insured status shall be provided by a standard ISO CG 20 26 additional insured endorsement (or equivalent), covering claims arising out of LESSEE's acts or omissions in connection with the Space, and shall not extend to claims arising from LESSOR's sole negligence. A condition of the insurance coverage shall be thirty (30) days' notice to the LESSOR upon cancellation of the policy; provided that LESSEE shall use commercially reasonable efforts to obtain such thirty (30) day notice, and failure to obtain it shall not constitute a default if LESSEE maintains the required coverage in all other respects.

13. Liens and Encumbrances.

LESSEE will not create or allow any lien, encumbrance or charge on the LESSEE's Space or on the McConnell Center or on the rents or income therefrom which may be superior to the LESSOR's rights hereunder.

14. Parties Bound.

This Lease Agreement and its addendums is binding upon the heirs, executors, administrators and assigns of the parties hereto and constitutes the entire agreement between the parties.

15. Notice.

All notices by either party to be given with respect to this Lease Agreement shall be in writing and shall be given by one or more of the following methods: (a) first class U.S. mail, postage prepaid, effective on the third (3rd) business day after mailing; (b) nationally recognized overnight courier service, effective upon confirmed delivery; or (c) email to addresses designated by the parties in writing, effective upon confirmed receipt or, if no response within one (1) business day, upon delivery without a failure notification. Each party shall designate a primary email address for notices within five (5) days of execution of this Lease Agreement.

16. Modification of Lease Agreement.

This Lease Agreement contains the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the both parties.

17. Section Headings.

The section headings throughout this instrument are for convenience and reference only, and the words contained herein shall in no way be held to explain, modify or amplify, or aid in the interpretation, construction or meaning of the provisions of the Lease Agreement.

18. Severability.

Any determination that any provision of this Lease Agreement or any application thereof is
McConnell Center Lease with Our Daily Bread, LLC
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invalid, illegal or unenforceable in any respect in any instance shall not affect the validity, legality or enforceability of such provision in any other instance or the validity, legality or enforceability of any other provision of this Lease Agreement.

19. Laws Governing.

The parties agree that the laws of the State of New Hampshire will govern all disputes under this Lease Agreement and determine all rights hereunder.

20. Merger.

This Lease Agreement contains all terms and conditions agreed upon by the parties hereto and no other agreements or representations, oral or otherwise, regarding the subject matter of this Lease Agreement shall be deemed to exist, provided, however, that any subsequent modifications or agreements affecting this Lease Agreement shall be in writing and signed by the parties hereto.

21. Taxes.

Pursuant to RSA 72:23, LESSEE agrees to pay all properly assessed current and potential real and personal property taxes no later than the due date. LESSEE is obligated by the foregoing to pay real and personal property taxes on structures or improvements added by the LESSEE. Failure of the LESSEE to pay the duly assessed personal and real estate taxes when due shall be cause to terminate said Lease by the LESSOR.

LESSEE acknowledges that, as a domestic limited liability company, it may not qualify for the charitable organization property tax exemption under RSA 72:23. To the extent any real or personal property tax is assessed against LESSEE or against the Space by reason of LESSEE's tenancy or improvements, LESSEE shall be responsible for such taxes. LESSOR shall forward to LESSEE copies of any tax assessments, bills, or notices relating to LESSEE's Space within five (5) business days of receipt. Failure by LESSOR to so forward shall toll any default arising from non-payment for the period of such failure.

22. Immunity

Nothing within this Lease Agreement is intended to benefit or create an obligation to a third-party. Nothing within this Lease Agreement shall be deemed to constitute a waiver of any existing immunity of the City of Dover, which immunities are hereby reserved to the City of Dover. This covenant shall survive the termination of this Lease Agreement's conclusion.

IN WITNESS WHEREOF, the parties have hereunto executed this Lease Agreement on

McConnell Center Lease with Our Daily Bread, LLC



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the date set forth above.

OUR DAILY BREAD, LLC
By Peter Willette, Owner

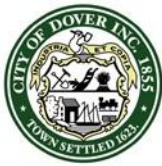
Witness
Sign and Print

Duly Authorized
Print Name: _____

CITY OF DOVER
By J. Michael Joyal, Jr., City Manager

Witness
Sign and Print

Duly Authorized



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EXHIBIT A – PERMITTED USE DESCRIPTION

The Space shall be used by Our Daily Bread, LLC (“Lessee”) for the operation of a commercial bakery and related food production business, including but not limited to the preparation, baking, packaging, sale, and distribution of bread and other food products.

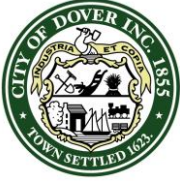
Permitted uses include:

- Retail and wholesale sale of baked goods and related food items
- Operation of a commercial kitchen and food production facility
- Hosting of baking classes, workshops, and similar educational activities, whether free or for a fee
- Administrative, storage, and ancillary activities customarily associated with a commercial bakery operation

Lessee may, at its discretion, engage in community-oriented activities, such as donation of surplus food products or hosting of community-focused programming. Any such activities shall be incidental to Lessee’s primary commercial operations and shall not be required as a condition of this Lease.

The Lessee represents that it is a for-profit limited liability company organized under RSA ch. 304-C and is not a charitable or nonprofit organization.

Any material change to the primary use of the Space as a commercial bakery and food production facility shall require prior written approval of LESSOR, which shall not be unreasonably withheld.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.11.

Resolution Number: **R – 2026.05.13 – 184**

Resolution Re: Approval of Purchase and Sale for Property Referred to in Past Deeding as Disposition Parcel 3/C/5 on Orchard Street (Tax Map 2, Lot 83-A)

WHEREAS: The City owns a small lot off Orchard Street, Tax Map 2, Lot 83-A, also referred to as Disposition Parcel 3/C/5 in the deed recorded at the Strafford County Registry of Deeds Book 1028, Page 36, the lot lines for which have been slightly modified since the conveyance to the City (“the Subject Lot”), as outlined and depicted in the background of this resolution; and

WHEREAS: An abutter, 340 Central, LLC, has proposed to acquire fee ownership of the Subject Lot (subject to any existing easements or encumbrances, and with the City’s right to reserve necessary easements such as drainage rights and maintenance of catch basins) along with five spaces in the nearby parking garage, and in exchange the City would receive ownership and operational control of ten total parking spaces, all as outlined more specifically in the background of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The City Council approves and authorizes the City Manager to negotiate, finalize, sign and fulfill the City’s obligations stated within a Purchase and Sale Agreement to be executed between the City of Dover and 340 Central, LLC, consistent with the terms outlined in the background of this resolution. The City Manager, or designee, may incur costs related to title search, and may finalize and execute a Purchase and Sale Agreement and take all steps necessary to effectuate the transfers of real property rights, and record all necessary documents in the Strafford County Registry of Deeds, including payment of any recording fees.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylvong-
Bizier
City Clerk

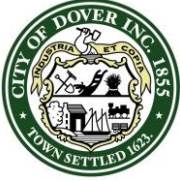
DOCUMENT HISTORY:

First Reading Date:
Approved Date:

Public Hearing Date:
Effective Date:

Document Created by: Joshua Wyatt, Esq.
Document Posted on: May 8, 2026

R-2026.05.13 Approval of Purchase and Sale for Property
Referred to in Past Deeding as Disposition Parcel 3/C/5
on Orchard Street (Tax Map 2, Lot 83-A)
Page 1 of 5



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.11.

Resolution Number: **R – 2026.05.13 – 184**

Resolution Re: Approval of Purchase and Sale for Property Referred to in Past Deeding as Disposition Parcel 3/C/5 on Orchard Street (Tax Map 2, Lot 83-A)

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

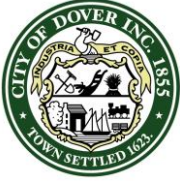
RESOLUTION BACKGROUND MATERIAL:

In the 1970s, the Dover Housing Authority (DHA) and the City developed an urban renewal plan for the area around the current Orchard Street Parking lot. This included the DHA obtaining all the property and then clearing 95% of the structures from the area. After the clearing, certain parcels were conveyed to private parties, and the larger area, the Orchard Street right of way, and other property were conveyed to the City.

Within the parking lot, a few of the private entities were conveyed parking rights – deeded easements for parking. These have remained largely unchanged since the 1970s. One such easement is located along the Cocheco Park building, and consists of 10 spaces (shown as Easement E on the attached plan).

The City owns the fee interest in an approximately .06 acre lot located off Orchard Street, between 1 Orchard and 340 Central Avenue, identified in the excerpt below as C/3/5 (excerpt from Strafford County Registry of Deeds (“SCRD”) Plan 19-44):





CITY OF DOVER

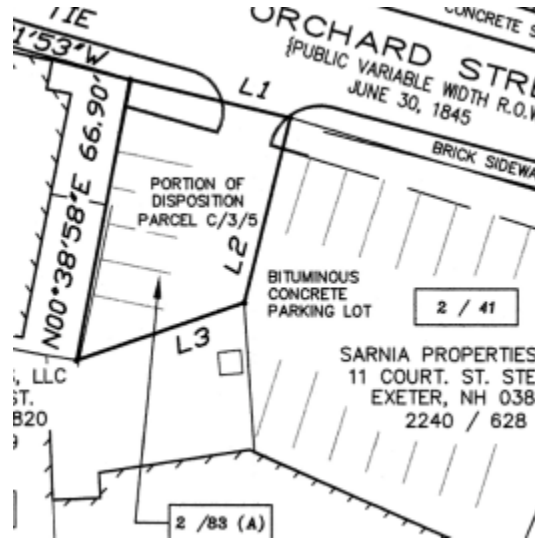
CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.11.

Resolution Number: **R – 2026.05.13 – 184**

Resolution Re: Approval of Purchase and Sale for Property Referred to in Past Deeding as Disposition Parcel 3/C/5 on Orchard Street (Tax Map 2, Lot 83-A)

The lot shown above as C/3/5 has since been modified slightly. By deed recorded at the SCRD Book 1091, Page 161, a portion of the lot was transferred, resulting in a new southerly lot line as shown below (excerpted from a May 19, 2011 plan prepared by McEneaney Survey Associates):



See also Attachment 1 to this resolution, SCRD P108-57 Sheet 1, a subsequent 2014 lot line adjustment plan.

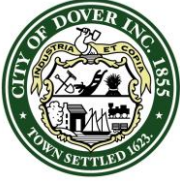
The subject lot is identified as Map 2, Lot 83-A. The GIS system is currently being updated to reflect the current lot lines.

There are five parking spaces on this parcel, not part of the managed parking system, as well as a vehicular and pedestrian access easement for the adjacent Central Avenue and Washington Street parcels (no easement exists for 1 Orchard).

The City wishes to convey the Subject Lot to 340 Central LLC (reserving any necessary easements, e.g., drainage), in exchange for five of its spaces in the Orchard Street lot. In discussions, 340 Central LLC has agreed to convey all ten spaces, in exchange for receiving from the City the Subject Lot plus 5 garage permits.

Proposal

- Since 2016, 340 Central has had an agreement with the City for 15 parking permits in the Orchard Street parking garage. This agreement lasts for 45 years (35 years outstanding).
- The City will convey the Subject Lot to 340 Central
 - 340 Central, may merge the Subject Lot into its other parcels or keep as separate. It will control the parking spaces.
- 340 Central will convey all 10 of its deeded parking spaces to the City.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.11.

Resolution Number: **R – 2026.05.13 – 184**

Resolution Re: Approval of Purchase and Sale for Property Referred to in Past Deeding as Disposition Parcel 3/C/5 on Orchard Street (Tax Map 2, Lot 83-A)

- The existing parking permit agreement will be increased to 20 permits for the remainder of the term. This allows the next 15 years to be no charge, for permits. The following 10 years are at 50% the business rate, and the final 10 years are at 66% of the rate.
 - for the first fifteen (15) years of the Term, 340 Central shall be entitled to and shall lease the Parking Space Perm its rent free; and
 - for the next ten (10) years of the Term, 340 Central shall be entitled to and shall lease the Parking Space Permits at the rate that is equal to fifty percent (50%) of the parking rate paid for rented parking spaces from the City on a monthly basis, adjusted periodically as the rental amounts are adjusted for all City parking spaces (the “Monthly Business Rate”); and
 - for the last ten (10) years of the Term, 340 Central shall be entitled to and shall lease the Parking Space Perm its at the rate that is equal to sixty-six percent (66%) of the Monthly Business Rate.
- The foregoing would be incorporated into a purchase and sale agreement between the two parties, which would allow for a due diligence period and other matters. Provided both parties are satisfied after conducting due diligence, then deeds would be drawn up, executed, and recorded with the Strafford County Registry of Deeds to effectuate the transfers.

Fiscal and Strategic Considerations

- No direct City capital investment required
- Buyer assumes all:
 - Development costs
 - Permitting and approvals
 - Site due diligence
- City gains:
 - Long-term parking assets
 - Increased housing supply
 - Improved land use efficiency

This proposed action is directly tied to 3 of the City Council goals and indirectly to 2:

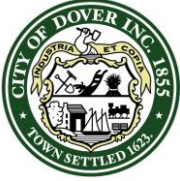
1. Housing (Goal #1) — primary outcome
2. Quality of Life / Inclusion (Goal #2) — direct beneficiary population
3. Infrastructure (Goal #3) — parking optimization

Secondary Alignment:

4. Innovation (Goal #4) — creative deal structure
5. Engagement (Goal #5) — indirect but positive

The agreement is consistent with key Master Plan themes, including:

- Encouraging diverse housing types and affordability
- Promoting mixed-use and infill development in the urban core



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.A.11.

Resolution Number: **R – 2026.05.13 – 184**

Resolution Re: Approval of Purchase and Sale for Property Referred to in
Past Deeding as Disposition Parcel 3/C/5 on Orchard
Street (Tax Map 2, Lot 83-A)

- Leveraging public-private partnerships to meet community needs
- Enhancing downtown functionality, including parking systems

APPOINTMENTS COMMITTEE REPORT

May 13, 2026

New Appointments:

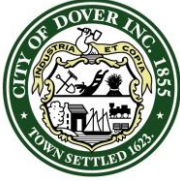
Marc Hiller – Conservation Commission – Alternate Member (term: 5/13/2026 to 3/27/2027)

Patti Woodson – Arts Commission – Alternate Member (term: 5/13/2026 to 9/14/2028)

Paige Wilson – Solid Waste Advisory Committee – Alternate Member (term: 5/13/2026 to 8/10/2028)

Resignations:

Susan Kelsch – Cemetery Board



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.1.

Resolution Number: **R – 2026.05.13 - 185**

Resolution Re: Disposal of City Owned Real-Estate and Tax Deeded Property

WHEREAS: The City of Dover is owner of a parcels of real estate as outlined in the attached list. (the “Parcels”), having been taken by a variety of means, including tax deeding; and

WHEREAS: Pursuant to City Ordinance 29-6 “Disposing of City Owned Real Estate,” the City Manager has evaluated the Parcels for its current and future use and recommends that the Parcel be sold pursuant to N.H. RSA 80:80 so that the Parcel is placed back on the tax rolls and so that the City may recover back taxes, fees, costs, and interest consistent with New Hampshire law; and

WHEREAS: Pursuant to N.H. RSA 80:89, the City provided the former owner of the Parcel requisite notice of its intent to sell the Parcel via letter but received no response to the notice; and

WHEREAS: Within a reasonable period of time from the transfer, for tax deeded parcels, the City desires that any structure on the Parcel either be made habitable or removed from the Parcel.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

Pursuant to N.H. RSA 80:80 and Dover City Ordinance 29-6 the City Council directs the City Manager to take the actions recommended in the final column of the attached spreadsheet; and

Justice requires that the City Manager is authorized to include any and all conditions on the sale of the Parcel as he deems to be in the best interests of the City, including, but not limited to, requirements for the demolition of any existing structure on the Parcel, and/or issuance of a certificate of occupancy for any existing structure on the Parcel, within a specified period of time from transfer, failing which the Parcel would revert back to the City; and

Notice of the intent to sell shall be published in a newspaper of general circulation, solicited through the public bidding process, and sent by certified mail to abutters of the Parcel.

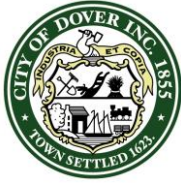
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.1.

Resolution Number: **R – 2026.05.13 - 185**
Resolution Re: Disposal of City Owned Real-Estate and Tax Deeded Property

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

RESOLUTION BACKGROUND MATERIAL:

Ordinance §29-6 establishes a structured process for the disposal of City-owned real estate, requiring City Council authorization, appraisal, and typically a competitive public sale process. The ordinance also provides flexibility for the City to convey property outside of standard bidding when doing so advances public purposes such as housing, economic development, or conservation.

The attached spreadsheet isolates only those properties that need action taken upon them. The vast majority of parcels provide a City function (related to utilities, recreation or municipal operations). There are properties which the City needs to continue to own, but should be acted upon nonetheless. What follows is a summary of the actions suggested.

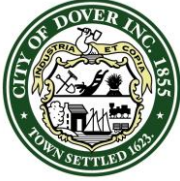
Recommended Actions include:

Merge with “X”:

These are lots the City needs to own and have been improved with the improvements crossing the boundary – example is Amanda Howard Park, which is 3 lots. The City would not dispose of part of the park, but keep the rest.

Place Conservation Deed Restrictions:

These Parcels would be placed in Conservation for future city use. The City owns multiple lots, which are best suited for long term land preservation. Some provide wetlands buffer protection, others act as natural stormwater areas. Others may also serve as recreation areas for the community, while still offering conservation value.



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.1.

Resolution Number: **R – 2026.05.13 - 185**

Resolution Re: Disposal of City Owned Real-Estate and Tax Deeded Property

Consider offers from abutters:

These Parcels are small unbuildable lots. They may provide value or benefit to abutters, but would not provide housing or economic value, if offered to the general public. An example is Map 17, lot 81 a rectilinear parcel which while publicly owned is used as a private driveway serving three homes off South Watson Lane.

Offer for sale for Economic Development Purposes:

These Parcels are surplus parcels, which may have an economic or housing benefit if placed on the general market. Previous Councils have authorized the City Manager to seek buyers for most of these, such as 275 Durham Road, and lots at Enterprise Park. Unlike the lots offered to abutters, these could see development upon them, and have value.

Offer for sale for Tax Payment

These parcels were obtained by the City for non-payment of taxes. The sale of these properties is to recoup the property taxes owned by the previous owner. Any revenue generated above that amount will be conveyed to the previous owner.

Please see attached:

Map of Parcel
Parcel Tax Card
Parcel Tax Deed

Disposing of surplus City property advances Council goals by **reallocating underutilized assets toward higher-value public outcomes**, such as housing, economic development, or conservation. It also supports **efficient infrastructure and fiscal management** by reducing maintenance burdens and enabling strategic reinvestment aligned with community priorities.

Disposing of surplus property is consistent with the Master Plan because it **aligns land use with community priorities** and ensures that underutilized parcels are redirected toward higher-value outcomes such as housing, economic activity, or conservation. It supports the Plan's emphasis on **efficient land use, infill development, and strategic growth management**, while also enabling the City to **leverage public assets to implement planning objectives** rather than leaving land idle or misaligned with long-term goals.

Parcel ID	Owner	St#	St Name	Specific Use/Location CP-CM notes	Recommended Action
02013-000000	CITY OF DOVER	320	CENTRAL AV	Front portion of Belknap Parking Lot	Merge with 02015-000000
02015-000000	CITY OF DOVER	18	LOCUST ST	Rear portion of Belknap Parking Lot	Merge with 02013-000000
03025-000000	CITY OF DOVER	8	SCHOOL ST	School St Parking Lot	Merge with 03026-000000 & 03027-0000000
03026-000000	CITY OF DOVER		SCHOOL ST	School St Parking Lot	Merge with 03025-000000 & 03027-0000000
03027-000000	CITY OF DOVER	2	MECHANIC ST	School St Parking Lot	Merge with 03026-000000 & 03025-0000000
09057-000000	CITY OF DOVER	61	LOCUST ST	McConnell Center	Merge with 09059-000000
09059-000000	CITY OF DOVER	22	ATKINSON ST	McConnell Center day care related play area	Merge with 09057-000000
10034-000000	CITY OF DOVER		ALONG B & M RR	Landlocked, abuts RR with Cocheco River frontage across from Trans Center Lot	Place Conservation/Recreation Deed Restriction
10040-000000	CITY OF DOVER		WASHINGTON ST	Community trail - Trestle Bridge to Washington St	Place Conservation/Recreation Deed Restriction
17081-000000	CITY OF DOVER		SOUTH WATSON LN	ROW to 3 landlocked houses off South Watson Ln	Consider offers from abutters
21026-054000	CITY OF DOVER		BACK RD	Woodland/Drainage Area for Mt Pleasant Development	Place Conservation Deed Restriction
22001-003000	CITY OF DOVER		RIVER ST	Waterfront Bluff	Offer for sale for Economic Development Purposes
25022-000000	CITY OF DOVER		FAIRVIEW AV	Amanda Howard Park	Merge with 25023-000000 & 25034-0000000
25023-000000	CITY OF DOVER		FAIRVIEW AV	Amanda Howard Park	Merge with 25022-000000 & 25034-0000000
25034-000000	CITY OF DOVER		ELMWOOD AV	Amanda Howard Park	Merge with 25023-000000 & 25022-0000000
26001-000000	CITY OF DOVER	140	PORTLAND AV	Arena Park & Ride Parking Lot (State DOT)	Merge with 26002-000000
28034-A00000	CITY OF DOVER		FLORAL AV	Unbuildable lot opposite High Ridge Dr	Consider offers from abutters
31003-A00000	CITY OF DOVER		FOURTH ST	Along Cocheco River Fourth to Transportation lot- Sewer Trunk Line	Place Conservation Deed Restriction
32039-B00000	CITY OF DOVER		FOURTH ST	Along Cocheco River behind Cederbrook Dr properties	Place Conservation Deed Restriction
33059-A00000	CITY OF DOVER		AVON AV	Unbuildable lot adjacent to un-named cemetery off washington near Avon Ave	Consider offers from abutters
33109-000000	CITY OF DOVER		ARCOLA ST	Buildable lot at end of Arcola Ave	Consider offers from abutters
37035-A00000	CITY OF DOVER		PAGE AV	Woodland adjacent to Lowell Ave Water Treatment Plant Berrybrook head waters	Place Conservation Deed Restriction
37053-000000	CITY OF DOVER		PAGE AV	Woodland adjacent to Lowell Ave Water Treatment Plant Berrybrook head waters	Place Conservation Deed Restriction
39015-000000	CITY OF DOVER		WILLAND POND RD	Willand Pond Park (Willand Pond Rd entrance)	Place Conservation/Recreation Deed Restriction
40010-000000	CITY OF DOVER		LAKEVIEW DR	Along Willand Pond - Future recreation access	Place Conservation/Recreation Deed Restriction
40010-A00000	CITY OF DOVER		LAKEVIEW DR	Along Willand Pond - Future recreation access	Place Conservation/Recreation Deed Restriction
40013-000000	CITY OF DOVER		EARLE ST	Unbuildable lot with access to Willand Pond Park land	Place Conservation/Recreation Deed Restriction
A0029-A00001	CITY OF DOVER		SPAULDING TRNPK	Future Cotton well site adjacent to Spaulding Tpke	Place Conservation/Recreation Deed Restriction
D0005-A00000	CITY OF DOVER		SIXTH ST	Woodland adjacent to Spaulding Tpk and Enterprise Business Park	Offer for sale for Economic Development Purposes
D0007-000000	DOVER BUSINESS & IND DEV AUTHORITY		OLD ROCHESTER RD	Woodland adjacent to Enterprise Business Park- Buildable	Offer for sale for Economic Development Purposes
D0011-001000	DOVER BUSINESS & IND DEV AUTHORITY	9	VENTURE DR	Buildable Land in Enterprise Business Park	Offer to abutters/Place Conservation Easement
D0014-000000	DOVER BUSINESS & IND DEV AUTHORITY		VENTURE DR	Buildable Land in Enterprise Business Park	Offer for sale for Economic Development Purposes
E0020-D00000	CITY OF DOVER		GLENWOOD AV	Woodland - future Northend Fire overflow lot	Offer for sale for Economic Development Purposes
F0064-000000	CITY OF DOVER		FRENCH CROSS RD	Adjacent to Bouchard Well Treatment Plant	Merge with F0014-000000
H0002-000000	CITY OF DOVER	275	DURHAM RD	Buildable lot near high voltage lines Off Durham Rd	Offer for sale for Economic Development Purposes
H0011-A00000	CITY OF DOVER		DURHAM RD	unBuildable lot back river & Durham	Consider offers from abutters
H0038-A00000	DOVER BUSINESS & IND DEV AUTHORITY		KNOX MARSH RD	Unbuildable Lot	Consider offers from abutters
H0056-000000	CITY OF DOVER		BELLAMY RD	Former Gravel Pit adjacent to Ireland Well and along Bellamy River	Place Conservation/Recreation Deed Restriction
H0063-000000	CITY OF DOVER		OFF MAST RD	Woodland along Bellamy River	Place Conservation/Recreation Deed Restriction
I0002-H00000	CITY OF DOVER	32	SHAWS LN	Shaw's Lane concession building and softball fields	Merge with I0071-000000 & I0072-000000
I0036-000000	CITY OF DOVER		SPRUCE LN	Woodland adjacent to Spruce Ln park	Merge with I0037-000000
I0036-U00000	CITY OF DOVER		SPRUCE LN	Unbuildable Lot off spruce near Danielle	Place Conservation Deed Restriction
I0037-000000	CITY OF DOVER		SPRUCE LN	Spruce Lane Park	Merge with I0036-000000

I0071-000000	CITY OF DOVER	14	GARRISON RD	Shaw's Lane soccer fields	Merge with I0071-000000 & I0002-H00000
I0072-000000	CITY OF DOVER		BACK RIVER RD	Shaw's Lane upper field and parking area	Merge with I0002-H00000 & I0072-000000
L0058-D00000	CITY OF DOVER		DOVER POINT RD	Woodland along Piscatqua River - future river access	Offer for sale for Economic Development Purposes
M0047-D00000	CITY OF DOVER	87A	Old Dover Point Road	Tax Deeded Lot	Offer for sale for Economic Development Purposes
M0084-G00001	CITY OF DOVER		DOVER POINT RD	Unbuildable Lot off Dover Point Stormwater Outfall	Place Conservation Deed Restriction
M0125-00000	CITY OF DOVER	39	Toftree Lane	Tax Deeded Lot	Offer for sale for Economic Development Purposes

Merge with "X":

These are lots the City needs to own and have been improved with the improvements crossing the boundary – example is Amanda Howard Park, which is 3 lots. The City would not dispose of part of the park, but keep the rest.



Property ID: 02013-000000
Description: 320 Central Avenue

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Central Avenue • Acreage: 0.12 • Assessed Value: \$130,500 • Zone: CBD • Deed Book/Page/Date: 789/262, 12/21/1964 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Parking Lot • Former Property Use: Belknap Congregational Church • Soils: Buxton silt loam, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Moderately well drained, Runoff class: Very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Municipal parking lot – the parking was opened in 1963. It has 16 parking spaces. Part of land development agreement.	The city is looking to develop this lot in a public-private partnership for mixed uses.
ACCESS:	
The property has frontage on Central Avenue.	



Property ID: 02015-000000
Description: 18 Locust Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Locust Street • Acreage: 0.05 • Assessed Value: \$51,700 • Zone: CBD • Deed Book/Page/Date: 789/262, 12/21/1964 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Parking Lot • Former Property Use: Vacant • Soils: Paved, Buxton silt loam, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Moderately well drained, Runoff class: Very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Municipal Parking Lot	The parcel can be merged with the adjacent municipal parcel ID: 02013-000000.
ACCESS:	
The property has frontage on Locust Street.	



Property ID: 03025-000000
Description: 8 School Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: School Street • Acreage: 0.16 • Assessed Value: \$96,600 • Zone: CBD • Deed Book/Page: 1356/164 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Parking Lot • Former Property Use: Vacant • Soils: Paved, Suffield silt loam, 8 to 15 per cent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Paved Municipal Parking– Permit Parking Lot. Part of lease with Cocheco Falls LLC for the transportation lot.	Long term development
ACCESS:	
The property has frontage on School Street	



Property ID: 03026-000000
Description: School Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: School Street • Acreage: 0.22 • Assessed Value: \$162,000 • Zone: CBD • Deed Book/Page: 1246/416 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Parking Lot • Former Property Use: Vacant • Soils: Paved, Suffield silt loam, 8 to 15 per- cent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Paved Municipal Parking-Permit Parking Lot	Long term development
ACCESS:	
The property has frontage on School Street.	



Property ID: 03027-000000
Description: 2 Mechanic Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Mechanic Street, School Street • Acreage: 0.22 • Assessed Value: \$162,000 • Zone: CBD • Deed Book/Page: 1152/65 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Parking Lot • Former Property Use: N/A • Soils: Paved, Suffield silt loam, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Municipal parking lot. Potential lease to Chinburg Company.	Long term development
ACCESS:	
The property is has an access from School Street and Mechanic Street.	



Property ID: 09059-000000
Description: 22 Atkinson Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Atkinson St., Saint Thomas St. • Acreage: 0.09 • Assessed Value: \$64,100 • Zone: CBD • Deed Book/Page/Date: 3527/497, 06/01/2007 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Recreation/Playground • Former Property Use: Vacant • Soils: Buxton silt loam, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Moderately well drained, Runoff class: Very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Dover Children's Center playground, Fenced lot	The city should retain this property.
ACCESS:	
The property is at the intersection of Saint Thomas Street and Atkinson Street.	



Property ID: 09057-000000
Description: 61-73 Locust Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Saint Thomas St., Locust St. • Acreage: 3.4 • Assessed Value: \$8,526,800 • Zone: CBD • Deed Book/Page: N/A • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Library and McConnell Center • Former Property Use: Education/School • Soils: Buxton silt loam, 3 to 8 percent slopes, Windsor loamy fine sand, clay subsoil variant, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Moderately well drained	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
McConnell Center, Dover Library and Municipal Parking Lot.	The City should retain this property.
ACCESS:	
The property has frontage on Locust Street and Saint Thomas Street.	



Property ID: 25023-000000

Description: Fairview Avenue/
Amanda Howard Park

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Fairview Avenue • Acreage: 0.19 • Assessed Value: \$74,700 • Zone: R-12 • Deed Book/Page: N/A • Water Lines: 6 inch main on Fairview Ave. • Sewer Lines: 8 inch line on Fairview Ave. • Current Property Use: Recreation/Playground • Former Property Use: Vacant • Soils: Suffield silt loam, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High, High water table	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Amanda Howard Park, located at Elmwood and Fairview Avenue, is a neighborhood park with a slide and a swing set. Dedicated in 1977 for neighborhood resident Amanda who had succumbed to cancer, this half-acre park is a pleasant place to sit in the shade of the tall Pine; Cover: Mixed Forest	Possibility of merging this parcel with the adjacent municipal parcel located north from this property (ID: 25034-000000). The lot can serve as a rain garden.
ACCESS:	
The property has frontage on Fairview Avenue	



Property ID: 25034-000000
Description: Elmwood Avenue/
Amanda Howard Park

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Elmwood Avenue • Acreage: 0.12 • Assessed Value: \$12,300 • Zone: R-12 • Deed Book/Page: N/A • Water Lines: 6 inch main on Elmwood • Sewer Lines: 6 inch line on Elmwood • Current Property Use: Recreation/Playground • Former Property Use: Vacant • Soils: Suffield silt loam, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High, High water table	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Amanda Howard Park, located at Elmwood and Fairview Avenue, is a neighborhood park with a slide and a swing set. Dedicated in 1977 for neighborhood resident Amanda who had succumbed to cancer, this half-acre park is a pleasant place to sit in the shade of the tall Pine; Cover: Mixed Forest	Possibility of merging this parcel with the adjacent municipal parcel located south from this property (ID: 25023-000000). The lot can serve as a rain garden.
ACCESS:	
The property has frontage on Elmwood Avenue.	



Property ID: 26001-000000
Description: 140 Portland Avenue

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Portland Avenue, Oak Street • Acreage: 0.34 • Assessed Value: \$118,100 • Zone: RM-U • Deed Book/Page/Date: 1149/176, 10/23/1984 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Parking lot • Former Property Use: Baseball field • Soils: Hollis-Charlton fine sandy loams, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: Very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Parking lot and greenery - part of Guppey Park property	The property can be used to improve the Oak Street and Portland Avenue intersection. It can also be merged with the adjacent municipal property ID: 26002-000000
ACCESS:	
Property is located at the intersection of Portland Avenue and Oak Street.	



Property ID: I0002-H00000
Description: 32 Shaws Lane

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Shaws Lane, • Acreage: 6.6 • Assessed Value: \$199,200 • Zone: RM-SU • Deed Book/Page/Date: 2214/327, 07/14/2000 • Water Lines: Yes • Sewer Lines: Yes, bisect the lot in N-S direction • Current Property Use: Recreation • Former Property Use: Stump dump/Gravel pit • Soils: Hinckley loamy sand, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Very low	
PROPERTY NOTES: Part of Shaw's Lane Fields - This athletic field complex has been constructed since the 2000 Recreation Master Plan. It consists of a multi-purpose field, two youth softball fields, soccer fields, and a gravel recreation path around the fields. Concession, storage, and bathroom facilities were constructed in 2007. Sewer lines on the property.	PROPERTY RECOMMENDATION: Possibility of merging with adjacent municipal lots which are also part of Shaw's lane Fields.
ACCESS: The property has an access from Shaws Lane.	



Property ID: I0071-000000
Description: 14 Garrison Road

KEY PROPERTY ATTRIBUTES:

- Nearest Road: Garrison Road, Shaws Lane
- Acreage: 7.5
- Assessed Value: \$73,800
- Zone: RM-SU
- Deed Book/Page/Date: 2214/327, 07/14/2000
- Water Lines: 6 in. mains on Garrison and Back River
- Sewer Lines: 8 in. line on Back River
- Current Property Use: Recreation
- Former Property Use: Stump dump/Gravel pit
- Soils: Gravel and borrow pits, Hinckley loamy sand, 8 to 15 percent slopes
- Soil Limitations: : Natural drainage class: Excessively drained, Runoff class: Very low, OK for on-site sewerage, Suitable depths to bedrock.

MAP:**PROPERTY NOTES:**

Part of Shaw's Lane Fields - This athletic field complex has been constructed since the 2000 Recreation Master Plan. It consists of a multi-purpose field, two youth softball fields, soccer fields, and a gravel recreation path around the fields. Concession, storage, and bathroom facilities were constructed in 2007.

ACCESS:

The property has frontage on Garrison Road. The parking lot is accessible from Shaws Lane.

PROPERTY RECOMMENDATION:

Possibility of merging with adjacent municipal lots which are also part of Shaw's lane Fields. (Merger of all three municipal parcels to form 1 parcel)



Property ID: I0072-000000
Description: Back River Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Back River Road • Acreage: 4.0 • Assessed Value: \$177,100 • Zone: RM-SU • Deed Book/Page: N/A • Water Lines: 6 in. mains on Garrison and Back River • Sewer Lines: 8 in. line on Back River • Current Property Use: Recreation • Former Property Use: Stump dump/Gravel pit • Soils: Gravel and borrow pits, Hinckley loamy sand, 3 to 15 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Very low, OK for on-site sewerage, Suitable depths to bed-rock.	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Gravel Parking Lot Power Lines/Soccer Field- part of Shaw's Lane Fields	Possibility of merging with adjacent municipal lot. (Merger of all three municipal parcels to form 1 parcel). Drainage needs to be solved.
ACCESS:	
The property has frontage on Back River Road.	



Property ID: I0037-000000
Description: Spruce Lane

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Spruce Lane • Acreage: 0.98 • Assessed Value: \$84,800 • Zone: R-12 • Deed Book/Page: N/A • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Recreation/Playground • Former Property Use: Vacant • Soils: Hinckley loamy sand, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Very low	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Located between 40 and 46 Spruce Lane, this parcel is a large open, green space for people to throw a frisbee, play catch, whiffleball, and play other informal sports on a large open field. There is a small back-stop in the park for baseball/whiffleball etc.	The existing playground could be extended to the adjacent city property (ID: I0036-000000). Limitations: The adjacent lot north from the playground has very steep slopes. It is reported that the property has been used as a stump dump in the past. The depth of stumps would determine whether it would be feasible to develop the parcel. Possible drainage issues on this lot.
ACCESS:	
The property has frontage on Spruce Lane	

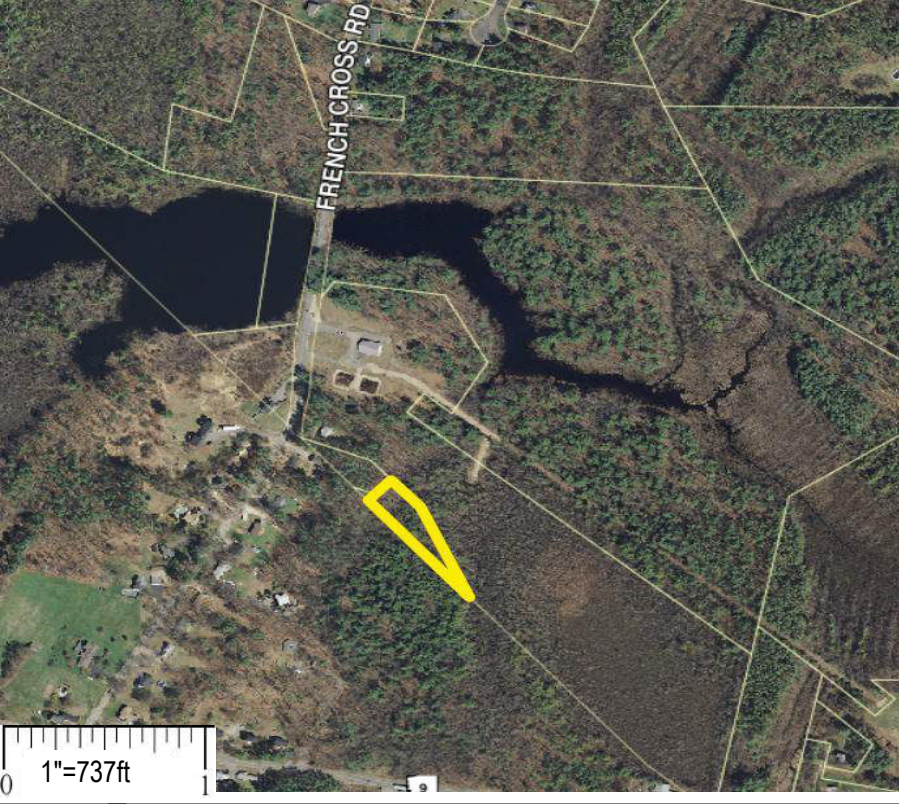


Property ID: I0036-000000
Description: Spruce Lane

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Spruce Lane • Acreage: 1.28 • Assessed Value: \$89,200 • Zone: R-12 • Deed Book/Page/Date: 1756/14, 09/16/1994 • Water Lines: 10 in. main on Partridge Ln. • Sewer Lines: 8 in. line on Partridge Ln. • Current Property Use: Vacant • Former Property Use: Gravel pit • Soils: Hinckley loamy sand, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Very low, Ok for on-site sewerage	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Mixed woodland located in a center of residential neighborhood Remnant of gravel pit	The property can be used as an extension of the existing playground located on the adjacent property (ID: I0037-000000). The playground is located between 40 and 46 Spruce Lane. This city owned parcel is a large open, green space for people to throw a frisbee, play catch, whiffleball, and play other informal sports on a large open field. There is a small back-stop in the corner of the park for baseball/whiffleball etc.
ACCESS:	Limitations: The lot has very steep slopes. It is reported that the property has been used as a stump dump in the past. The depth of stumps would determine whether it would be feasible to develop the parcel. Possibility of merging with municipal lot ID: I0037-000000.
The property has frontage on both Partridge Lane and private Tetreau Drive. It is also accessible through the municipal property ID: I0037-000000 from Spruce Lane.	



Property ID: F0064-000000
Description: French Cross Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: French Cross Road • Acreage: 0.94 • Assessed Value: \$6,700 • Zone: R-40 • Deed Book/Page/Date: 3534/356, 06/01/2007 • Water Lines: No • Sewer Lines: No • Current Property Use: Vacant • Former Property Use: Vacant • Soils: Scantic silt loam, 0 to 3 percent slopes • Soil Limitations: Natural drainage class: Poorly drained, Runoff class: Medium	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Landlocked property on the city line. Mixed forest.	The property can serve for flood mitigation purposes and also for conservation purposes. Possibility of merging with adjacent municipal property ID: F0014-000000.
ACCESS:	
The property is accessible through the municipal property ID: F0014-000000 from French Cross Road.	

Place Conservation Deed Restrictions:

These Parcels would be placed in Conservation for future city use. The City owns multiple lots, which are best suited for long term land preservation. Some provide wetlands buffer protection, others act as natural stormwater areas. Others may also serve as recreation areas for the community, while still offering conservation value.



Property ID: I0036-U00000
Description: Spruce Lane

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Spruce Lane • Acreage: 0.45 • Assessed Value: \$41,600 • Zone: R-12 • Deed Book/Page/Date: 4150/827, 07/25/20013 • Water Lines: 10 in. main on Partridge Lane • Sewer Lines: 8 in. line on Partridge Lane • Current Property Use: Vacant • Former Property Use: Unknown • Soils: Deerfield loamy sand, 0 to 3 percent slopes • Soil Limitations: Natural drainage class: Moderately well drained, Runoff class: Very low	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Mixed forest	The property can serve a conservation area for the surrounding residential area. The lot can be used as a rain garden area.
ACCESS:	
The property has frontage on both Spruce Lane and Danielle Lane.	



Property ID: 10034-000000
Description: Along B&M RR

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Washington St. • Acreage: 1.61 • Assessed Value: \$2,800 • Zone: RM-U • Deed Book/Page/Date: 617/363, 06/10/1953 • Water Lines: 6" main on Highland (1000'), 8" on Washington (2000') • Sewer Lines: 8" main on Washington (1200'), or across River 200' to the northeast to a 30" line • Current Property Use: Vacant • Former Property Use: N/A • Soils: Rumney fine sandy loam • Soil Limitations: High water table. Poorly drained.	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
This parcel is a wooded floodplain along the Cochecho River. The floodplain slows and stores water in the event of flooding. Wildlife Habitat Study 2010-Supporting Landscapes status	This parcel should be left in its natural state for flood mitigation, and for the preservation of wildlife. The Conservation Commission would be an appropriate body to oversee and manage this site.
ACCESS:	
Access to this property can be found along the railroad bed from Washington Street via Trask Drive.	



Property ID: 10040-000000
Description: Washington Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Washington Street • Acreage: 1.46 • Assessed Value: \$46,600 • Zone: CBD • Deed Book/Page/Date: 3082/223, 10/14/2001 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Dover Community Trail • Former Property Use: Transportation • Soils: Rumney fine sandy loam • Soil Limitations: Natural drainage class: Poorly drained, Runoff class: Very low	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Fema Flood Zone - 1% Annual Chance of Flooding Wildlife Habitat Study 2010-Supporting Landscapes status	Conserve for flood mitigation and maintenance of Dover Community Trail.
ACCESS:	
The property can be accessed from Washington Street. (Transportation Center). Dover Community Trail crosses the property in North-South direction.	



Property ID: 21026-054000
Description: Back Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Back Road • Acreage: 2.37 • Assessed Value: \$105,700 • Zone: R-12 • Deed Book/Page/Date: 1636/365, 10/01/1992 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: Unknown • Soils: Hollis-Charlton fine sandy loams, 3 to 8 percent slopes, Windsor loamy fine sand, clay subsoil variant, 0 to 8 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: Very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Orchards, Paper Birch/Aspen, Other Cleared Wildlife Habitat Study 2010 - Highest Ranked Habitat in Biological Region	The property could be used for residential purposes. Subdivision and sale of this property would result in 4-5 lots. Alternatively, the property could be used for neighborhood recreation (local playground or small park).
ACCESS:	
The property has a frontage on two roads. (Back Rd. and Samuel Hanson Ave.)	



Property ID: 31003-A00000
Description: Fourth Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Fourth Street • Acreage: 2.04 • Assessed Value: \$20,900 • Zone: CBD • Deed Book/Page/Date: 1714/396, 12/03/1993 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: Industrial - Pacific Mills • Soils: Suffield silt loam, 15 to 35 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Fema Flood Zone - 1% Annual Chance of Flooding Wildlife Habitat Study 2010 - Supporting Landscapes status Sewer lines crossing the lot from north to south	This property can be used as a preserve for flood mitigation.
ACCESS:	
The property has a frontage on the Fourth Street east from the Fourth St. bridge.	



Property ID: 32039-B00000

Description: Fourth Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Cedarbrook Drive • Acreage: 4.3 • Assessed Value: \$36,200 • Zone: R-12 • Deed Book/Page/Date: 4150/826, 07/25/2013 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: N/A • Soils: Suffield silt loam, 8 to 15 percent slopes Windsor loamy sand, 3 to 8 percent slopes • Soil Limitations: N/A	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Landlocked property, Land cover: Mixed forest, Wetland, Water Fema Flood Zone - 1% Annual Chance of Flooding Wildlife Habitat Study 2010 - Supporting Landscapes status	The property can be used for flood mitigation. The property serves a natural buffer zone between Cochecho river and Cedarbrook Drive residential neighborhood.
ACCESS: No direct road access to the property. Property is partially accessible from Iona Ave and Arcola Street via municipal parcels ID: 33112-000000, 33111-000000 and 33110-000000.	



Property ID: 37035-A00000
Description: Page Avenue

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Page Avenue • Acreage: 1.0 • Assessed Value: \$225,000 • Zone: O • Book/Page: N/A • Water Lines: 6 in. + 8 in. + 12 in. along western boundary • Sewer Lines: 8 in. line on Central Ave.; 12 in. line 100' to the SW and SSE • Current Property Use: Vacant • Former Property Use: N/A • Soils: Scantic silt loam, 3 to 8 percent slopes, Deerfield loamy sand, 3 to 8 percent slopes • Soil Limitations: DeB: Natural drainage class: Moderately well drained, Runoff class: Low ScB: Natural drainage class: Poorly drained,	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Property cleared	
ACCESS:	
Access to this property is from Central Avenue and from Page Avenue.	



Property ID: 37053-000000

Description: Page Avenue

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Page Avenue • Acreage: 0.08 • Assessed Value: \$22,300 • Zone: R-12 • Deed Book/Page: N/A • Water Lines: 12 in. main along west edge • Sewer Lines: 10 in. line in north corner, which veers more to the west than the parcel boundary • Current Property Use: Vacant • Former Property Use: Unknown • Soils: Scantic silt loam, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Poorly drained, Runoff class: High, High water table, may be shallow to bedrock	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Other hardwoods	This property can be merged with lot ID: 37040-000000
ACCESS:	
The property is accessible from Page Avenue. The access road to the property is unpaved.	



Property ID: 39015-000000
Description: Willand Pond Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Willand Pond Road • Acreage: 1.18 • Assessed Value: \$336,000 • Zone: B-5 • Deed Book/Page: 508/469 • Water Lines: 12 in.+ 6 in. main on New Rochester Road. • Sewer Lines: 8 in. line on New Rochester Road • Current Property Use: Vacant Water Department Land • Former Property Use: Well pumphouse • Soils: Windsor loamy sand, 0 to 3 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Low, Great soil; OK for on-site sewerage	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Backup water supply; Land & Water Conservation Fund Willand Pond Watershed Area Mixed Forest	Retain as a natural vegetated buffer and open space for Willand Pond
ACCESS:	
The property has frontage on Willand Pond Road.	



Property ID: 40010-000000
Description: Lakeview Dr.

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Arcola St. • Acreage: 0.18 • Assessed Value: \$125,000 • Zone: R-12 Medium Density Residential • Deed Book/Page/Date: 617/368, 06/10/1953 • Water Lines: 12" main on Rochester St., 200' SW • Sewer Lines: 150' from 8" lines on lower half of Earl (SW half) • Current Property Use: Vacant • Former Property Use: n/a • Soils: Windsor Loamy Sand • Soil Limitations: Ok for on-site sewerage. Good soils.	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
This is a 75' x 100' wooded lot overlooking Willand Pond. The property fronts on Lakeview Dr. and perhaps Willand Pond. There are homes situated on either side. Sewer and water services do not front the property, however, the soils in the area are sandy and the utilities could easily be extended. Wildlife Habitat Study 2010 - Supporting Landscapes status	Two alternatives exist for this property: 1) Sell to an abutter to enlarge their existing lot with deed restrictions regulating or prohibiting development 2) Retain the property as open-space If option 2 is chosen as the appropriate action for this parcel, the Conservation Commission would be an appropriate body to oversee and manage this site.
ACCESS:	
This property can be accessed via Gage St. or Lakeview Dr.	



Property ID: 40010-A00000
Description: Lakeview Drive

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Lakeview Drive • Acreage: 0.54 • Assessed Value: \$126,800 • Zone: R-12 • Deed Book/Page/Date: 617/368, 06/10/1953 • Water Lines: 12 in. main on Rochester, 200' SW, • Sewer Lines: 150' from 8 in. lines on lower half of Earle (SW half) • Current Property Use: Vacant/Conservation • Former Property Use: N/A • Soils: Hinckley gravelly loamy sand, 15 to 60 percent slopes, Windsor loamy sand, 0 to 3 percent slopes • Soil limitations; Natural drainage class: Excessively drained, Runoff class: Low, Good soils, OK for on-site sewerage	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Waterfront property; Mixed forest, Sloping to water, Backup water supply, In Land & Water Conservation Fund 200' frontage on Willand Pond Wildlife Habitat Study 2010 - Supporting Landscapes status	This is a 200 foot by 115 foot wooded lot which fronts on Willand Pond. it has 200 feet of undeveloped road frontage on Lakeview Drive, but is surrounded by single family residence. The potential uses here are: 1) Retain as open space on Willand Pond 2) Sell to an abutter with or without deed restrictions regulating or prohibiting development
ACCESS:	
The property has frontage on Lakeview Drive	



Property ID: 40013-000000
Description: Earle Street

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Earle St. • Acreage: 0.06 • Assessed Value: \$25,500 • Zone: O- Office • Deed Book/Page/Date: 589/115, 01/08/1951 • Water Lines: 12" main on Rochester St., 200' SW • Sewer Lines: 8" lines on Earle St. • Current Property Use: Vacant • Former Property Use: n/a • Soils: Windsor Loamy Sand • Soil Limitations: Ok for on-site sewerage. Good soils.	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
This is a 50' X 150' parcel which provides access from Earle St. to a larger City owned parcel (40017-00000). Wildlife Habitat Study 2010 - Supporting Landscapes status	If it is determined that access to the larger owned parcel is necessary, it should be maintained by the City. If it is determined as unimportant or unnecessary, it could be sold to an abutter with restriction on development.
ACCESS:	
This property can be accessed via Earle St.	



Property ID: A0029-A00001

Description: Spaulding Turnpike

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Spaulding Turnpike • Acreage: 42.26 • Assessed Value: \$74,000 • Zone: R-40 • Deed Book/Page/Date: 1533/427, 09/29/1990 • Water Lines: Yes • Sewer Lines: No • Current Property Use: Water Supply Conservation • Former Property Use: Vacant • Soils: Scantic silt loam, 0 to 8 percent slopes , Swanton fine sandy loam, 0 to 8 percent slopes. Windsor loamy sand, 15 to 60 percent slopes, other soils <1.5% of surface • Soil Limitations: Natural drainage class: Poorly drained, Runoff class: Medium-High	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Landlocked property, Cotton Well Ground Water Protection Area, water supply land, Mixed Forest, White/Red Pine, Beech/Oak, Forested Wetland, Paper Birch/Aspen, Other Cleared, Fema Flood Zone - 1% Annual Chance of Flooding	The property is part of a valuable Blackwater Brook Watershed. The area is a source of water supply for the city . Property should retained in open space, undeveloped condition, to prevent use that will impair / interfere with conservation values. A. Water quality and supply – The perpetual protection of the quality and yield of groundwater / surface water resources on the Property, to safeguard present / future community drinking supplies, B. Preservation and conservation of open spaces C. Preservation of public scenic values of property as viewed from Blackwater Road.
ACCESS: The property is accessible from Blackwater Road via private property (ID: A0029-B00002, Deed of Warranty—Right of Way 786/464). The access from Spaulding Turnpike is very limited.	



Property ID: H0063-000000

Description: Mast Road & Bellamy River

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Mast Road • Acreage: 11.0 • Assessed Value: \$95,500 • Zone: I-4 • Deed Book/Page: 617/352, 06/10/1953 • Water Lines: 12 in. main to Ireland Well hits south tip of parcel • Sewer Lines: 12 in. line on Knox Marsh, 1500' north, 8 in. line on Bellamy, 3500' to the SW • Current Property Use: Vacant • Former Property Use: N/A • Soils: Hinckley loamy sand, 3 to 8 percent slopes, Mixed alluvial land, wet • Soil Limitations: Southern area: Natural drainage class: Excessively drained, Runoff class: Very low; Bellamy river area: Poorly drained	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Bellamy Watershed Area; Griffin Well location, Managed by Dover Water Department; FEMA flood zone (1% Ch. annual) Landlocked between town line and Bellamy River, Forested Wetland, Other Hardwood, Beech/Oak, Mixed Forest, Wildlife Habitat Study 2010 - Highest Ranked Habitat in NH status (river area)	The Griffin Well is located in the Pudding Hill Aquifer near the Bellamy River and just over the Madbury Line. This well has the ability to produce sustained yields of 500 gallons per minute (gpm). Because of the iron and manganese problems that have developed in the well, a treatment facility was constructed in 1990 to remove these metals. In addition, the City has had to install air stripping equipment in 1998 to remove Volatile Organic Compounds (VOCs) that have been traced to Madbury Metals on Knox Marsh Road. The City of Dover can increase the level of protection of water resources in the watershed of Bellamy River. Currently, the parcel is in the category of Unprotected Water Supply Lands.
ACCESS: Limited Access	



Property ID: H0056-000000

Description: Bellamy Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Bellamy Road • Acreage: 5.40 • Assessed Value: \$45,300 • Zone: I-4 • Deed Book/Page/Date: 2768/241, 06/06/2003 • Water Lines: Yes • Sewer Lines: No • Current Property Use: Conservation • Former Property Use: Sand & Gravel quarry • Soils: Hinckley loamy sand, 8 to 15 percent slopes, Hinckley gravelly loamy sand, 15 to 60 percent slopes, Windsor loamy fine sand, clay subsoil variant, 0 to 8 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Low to Very low	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Conservation Easement - Dowaliby Easement Strafford Rivers Conservancy Wildlife Habitat Study 2010 - Supporting Landscapes status	Purposes for conservation: To assure property will be retained forever in open space, undeveloped condition, to prevent use that will impair / interfere with conservation values. Water quality and supply – The perpetual protection of the quality and yield of groundwater / surface water resources on the Property, to safeguard present / future community drinking supplies, and abutting water source Ireland Well.
ACCESS:	
The property is accessible via municipal parcel ID: H0058-000000	

Consider offers from Abutters:

These Parcels are small unbuildable lots. They may provide value or benefit to abutters, but would not provide housing or economic value, if offered to the general public. An example is Map 17, lot 81 a rectilinear parcel which while publicly owned is used as a private driveway serving three homes off South Watson Lane.



Property ID: 28034-A00000
Description: Floral Avenue

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Floral Avenue • Acreage: 0.08 • Assessed Value: \$600 • Zone: RM-SU • Deed Book/Page/Date: N/A, 10/01/1992 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: Unknown • Soils: Suffield silt loam, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Wooded lot that serves as a buffer zone between a parking lot on property ID:28025-000000 and Floral Avenue.	The property can be offered for sale.
ACCESS:	
The property has frontage on Floral Avenue.	



Property ID: 33109-000000
Description: Arcola St.

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Arcola St. • Acreage: 0.29 • Assessed Value: \$38,500 • Zone: R-12 Medium Density Residential • Deed Book/Page/Date: 781/321, 07/08/1964 • Water Lines: 6" main on Fourth St. (south end of Arcola) • Sewer Lines: 12" line on Fourth St. (south end of Arcola) • Current Property Use: Vacant • Former Property Use: n/a • Soils: Suffield, Farmland of Statewide Importance • Soil Limitations: Poor permeability, high water table.	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
This property is classified as a wetland, and as a 1% FEMA Flood Zone. Wildlife Habitat Study 2010 - Supporting Landscapes status	The City owned properties located near Arcola St. are steeply sloping lots which abut an unnamed brook. They are currently vegetated with trees and shrubs and act as a conservation buffer for the brook. Given the designation as wetland and flood zone, these properties should remain in their current state. These properties would be best managed by the Conservation Commission.
ACCESS:	
This property can be accessed via Arcola St.	



Property ID: H0011-A00000
Description: Durham Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Durham Road • Acreage: 0.38 • Assessed Value: \$15,400 • Zone: R-20 • Deed Book/Page/Date: 1768/292, 09/16/1994 • Water Lines: 4 in. main on Durham Road • Sewer Lines: 8 in. line on Durham Road • Current Property Use: Vacant • Former Property Use: Unknown • Soils: Buxton silt loam, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Moderately well drained, Runoff class: Very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Fema Flood Zone - 1% Annual Chance of Flooding Waterfront vacant property Mixed forest	The property can be used for conservation purposes or to improve the intersection of Central Avenue and Back River Road.
ACCESS:	
The property has frontage on Durham Road.	



Property ID: 17081-000000
Description: South Watson Lane

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: South Watson Lane • Acreage: 0.14 • Assessed Value: \$5,300 • Zone: R-12 • Deed Book/Page: N/A • Water Lines: 6 in. main on South Watson Lane • Sewer Lines: 8 in. line on South Watson Lane • Current Property Use: Dirt Road • Former Property Use: N/A • Soils: Windsor loamy sand, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Low, Ok for on-site sewerage, suitable depth to bedrock to support development	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
ROW to private property Deed Right of Way, Unpaved Taken by City Tax Collector 09/09/1980	The property can be offered for sale to abutters.
ACCESS:	
The property serves as a driveway to a private property on South Watson Lane.	



Property ID: H0038-A00000
Description: Know Marsh Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Know Marsh Road • Acreage: 0.16 • Assessed Value: \$29,400 • Zone: B-4 • Deed Book/Page/Date 1061/269, 02/13/1981 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: N/A • Soils: Windsor loamy sand, 0 to 3 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Low	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Abbutts RR. Partially wooded BDIDA property	The property can be offered for sale to abutters.
ACCESS:	
The property has short frontage on Know Marsh Rd.	

Offer for sale for Economic Development Purposes:

These Parcels are surplus parcels, which may have an economic or housing benefit if placed on the general market. Previous Councils have authorized the City Manager to seek buyers for most of these, such as 275 Durham Road, and lots at Enterprise Park. Unlike the lots offered to abutters, these could see development upon them, and have value.

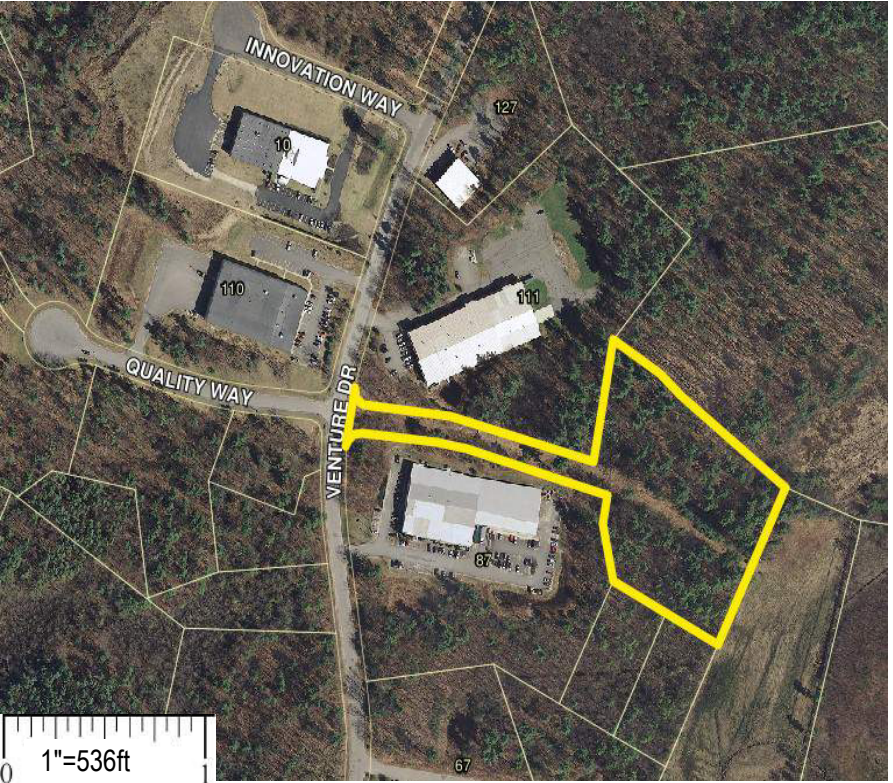


Property ID: D0007-000000
Description: Quality Way

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Quality Way, Venture Drive • Acreage: 12 (estimated) • Assessed Value: \$175,000 • Zone: I-4 • Deed Book/Page/Date: 1790/581, 02/16/1995 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: N/A • Soils: Scantic silt loam, 0 to 8 percent slopes • Soil Limitations: Natural drainage class: Poorly drained, Runoff class: Medium	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Dover Business & Industrial Development Authority Wooded lot	DBIDA is actively marketing the property.
ACCESS:	
The property has an access from Quality Way extension via adjacent municipal property ID: D0014-000000	



Property ID: D0014-000000
Description: Venture Drive

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Venture Drive, Quality Way • Acreage: 5.02 • Assessed Value: \$102,800 • Zone: I-4 • Deed Book/Page/Date: 2140/167, 12/03/1998 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: N/A • Soils: Scantic silt loam, 0 to 3 percent slopes, Elmwood fine sandy loam, 3 to 8 percent slopes • Soil Limitations: Natural drainage class: Poorly drained, Runoff class: Medium	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Dover Business & Industrial Development Authority Wooded lot, Dirt Road on the property. Water main overlay easement	DBIDA is actively marketing the property.
ACCESS:	
The property has an access from Venture Drive.	



Property ID: D0011-001000

Description: Venture Drive

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Venture Dr., Quality Way • Acreage: 36.19 • Assessed Value: \$517,300 • Zone: I-4 • Deed Book/Page/Date: 1559/394, 06/20/1991 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: N/A • Soils: Mix of soils. SwA, SfC, HcB, GsC, GIB, EaB, BzB	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Dover Business and Industrial Development Authority property Reyners Brook on the property, partially wetland Wooded lot	
ACCESS:	
The property has frontage on Venture Drive. It is also accessible from Quality Way.	



Property ID: 33059-A00000
Description: Avon Avenue

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Avon Avenue • Acreage: 0.09 • Assessed Value: \$6,500 • Zone: RM-U • Deed Book/Page/Date: 2065/625, 12/11/1998 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant • Former Property Use: Unknown • Soils: Buxton silt loam, 3 to 8 percent slopes Suffield silt loam, 8 to 15 percent slopes • Soil Limitations: Natural drainage class: Well drained, Runoff class: High to very high	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Beech/Oak This landlocked property is adjacent to the municipal property ID: 33058-000000.	The property could be used for conservation purposes. It can be added as a conservation area to adjacent Dover Housing Authority property. The property can also serve as an extension of the existing adjacent cemetery.
ACCESS:	
The property can be accessed from Pleasant View Cir. through the cemetery west from the lot. The accesses from Washington Street and Avon Avenue are limited.	



Property ID: E0020-D00000
Description: Glenwood Ave.

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Glenwood Ave. • Acreage: 1.45 • Assessed Value: \$75,200 • Zone: R-12 • Deed Book/Page/Date: 2921/77, 12/29/2003 • Water Lines: Yes • Sewer Lines: No • Current Property Use: Vacant • Former Property Use: N/A • Soils: Charlton fine sandy loam, 3 to 8 percent slopes, Swanton fine sandy loam, 0 to 3 percent slopes • Soil Limitations: Natural drainage class: variable, Runoff class: Low to Medium	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Forested Wetland, Other Cleared.	In 2003 the property was evaluated by the Environmental Projects Manager and was recommended as valuable space and life habitat. The property is partially a wetland and therefore it can be conserved for flood mitigation.
ACCESS:	
The property has frontage on Sixth Street. The property is also accessible from Vallee Street.	



Property ID: H0002-000000
Description: 275 Durham Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Durham Road • Acreage: 13.92 • Assessed Value: \$208,500 • Zone: B-4 • Deed Book/Page: 1966/647, 11/17/1997 • Water Lines: Yes • Sewer Lines: Yes • Current Property Use: Vacant/Power supply • Former Property Use: Vacant • Soils: Windsor loamy sand, 3 to 8 percent slopes, Elmwood fine sandy loam, 0 to 3 percent slopes • Soil Limitations: Natural drainage class: Excessively drained, Runoff class: Low	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
2 High-voltage power lines corridors Public Service Company Easements - 620/393; 687/90; 421/414 United States of America Easement - 790/482	The property has a potential for economic development.
ACCESS:	
The property has frontage on Durham Road.	



Property ID: L0058-D00000
Description: Dover Point Road

KEY PROPERTY ATTRIBUTES:	MAP:
• Nearest Road: Dover Point Road • Acreage: 3.36 • Assessed Value: \$378,700 • Zone: R-20 • Deed Book/Page/Date: 1049/118, 05/13/1980 • Water Lines: 8 in. main on Dover Point Rd. • Sewer Lines: 12 in. line on Dover Point Rd. • Current Property Use: Vacant • Former Property Use: Indian Head Mill Work Inc. • Soils: Saugatuck and Windsor loamy sands • Soil Limitations: Some poor permeability , some high water table, some poorly drained	
PROPERTY NOTES:	PROPERTY RECOMMENDATION:
Fema Flood Zone - 1% Annual Chance of Flooding, Mixed Forest, Other Cleared River frontage is part of highest ranked habitat in NH	It a 3.36 acre lot with 400 feet of road frontage and has both public sewer and water service. R-20 zoning restricts the property to single family dwellings including churches, elementary schools, high schools, child care facilities and recreational facilities. Subdivision and sale of the property would result in 2-3 lots with a common area along the river frontage. This would allow the construction of one common dock for subdivision residents. The property could also serve a docking facility or boat storage for Dover residents. This property would not be suitable for a boat launching facility because there is a similar facility in the nearby Hilton Park.
ACCESS: Access to the property is from Dover Point Road. The property has a frontage on Dover Point Road.	

Offer for sale for Tax Payment

These parcels were obtained by the City for non-payment of taxes. The sale of these properties is to recoup the property taxes owed by the previous owner. Any revenue generated above that amount will be conveyed to the previous owner.

Residential Property Record Card - Dover, New Hampshire

Property Location:

87 A Old Dover Point Rd

Parcel ID: M0047-D00000

Map Block No. M-47-D-0

Class: R

Use: 103

Card 1 of 1

Current Owner	Previous Owner History					Miscellaneous		Assessment Information		
The City Of Dover 288 Central Ave Dover Nh 03820	Name	Deed			Date	Deed Info: 5302/1007-10/15/2025 Zoning: R-12 Neighborhood: 1107 Living Units: 1 Street/Road: Public Estimates MRA: Weighted: Market:	Assessed Value: * Prior Land: 125,500 125,500 Building: 18,600 18,600 Total: 144,100 144,100 Assessed Information: Value: 144,100 Effective DOV: 4/1/2025 Value Flag: COST VALUE			
	Moore Sherri A	1156/690								
Entrance Information										
Date	Time	ID	Actv	Entrance Code	Source					
01/28/1992		PC		Entry Gained						
01/10/2007	C	RC		Ext. Insp. Entry & Sign						
Notes	Windsor, Nxt To Historic Cemtry -5 Eco L/B= Loc, -5 Access									

Sales History				
Book/Page	Date	Price	Type	Validity
5302/1007 1156/690	10/15/2025		2	50

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
				0
				0

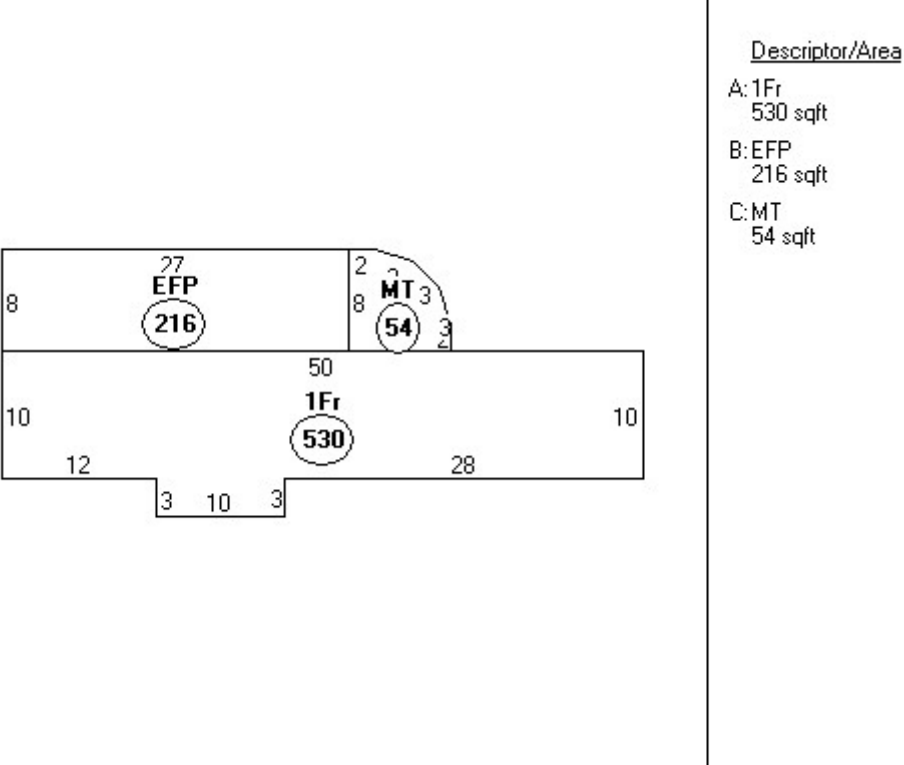
Land Information							
Type	Size	Grade	Influence Factor 1, 2 and %			Value	
Primary	A	0.282 0	Economic	Access	-10	125,540	
Total Acres for this Parcel		0.282	Total Land Value			125,500	

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Garage-Wd/Cb	1	1969	25	30	D	P	20%	8,350
Shed-Frame	1	1969	16	22	D	P	10%	1,040
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								9,390

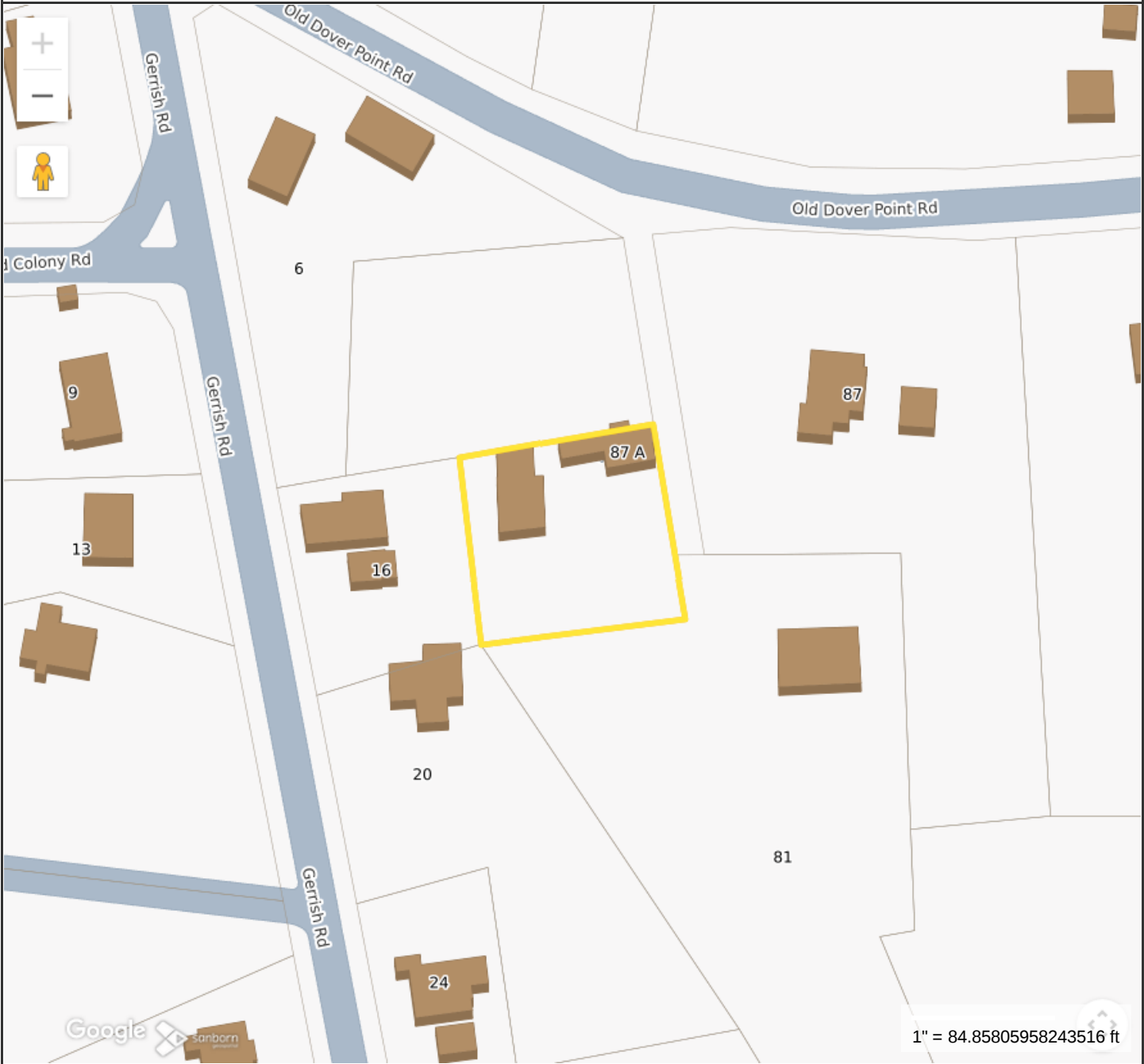


Inspection witness by: _____

Dwelling Information					Replacement Costs					
Style:		Manf Housing			Base Price:		142,450			
Condo Style:					Additions:		30,200			
Exterior Walls:		Alum/Vinyl			Unfinished Area:		0			
Story Height:		1.0			Basement:		-12,590			
Attic:		None			Attic:		0			
Interior/Exterior:		Same			Plumbing:		0			
Basement:		Slab/Crawl			Heating A/C Adj.:		0			
Bsmt Garage:		0			FBLA:		0			
Rec Room size:		0	0		Rec Room:		0			
FBLA size:		0	0		Fire Place:		3,520			
Unfinished Area:		0			Basement Garage:		0			
WB Fireplace:		Stacks	0	Openings	0	Exterior Trim:		0		
MTL Fireplace:		Stacks	1	Openings	1	Subtotal:		163,580		
Heating Type:		Basic			Grade Factor:		0.50			
Fuel:		Oil			C & D Factor:		0.00			
Heating System:		Forced Air			Total RCN:		81,790			
Year Built:		1969			Percent Good:		0.25			
Eff. Yr Built:		0			Eco Depr:		-5			
Ground Flr Area:		530			Func Depr:		-50			
Tot Living Area:		530			Under Constcn %:		0			
Basement Area:		0			Market Adj.:		0.00			
Grade:		E			Total RCNLD:		9,200			
Condition:		Unsound								
CDU:		UN								
Building Notes:										



M0047-d



Property Information

Location 87 OLD DOVER POINT RD
Owner CITY OF DOVER
Land Use 103R
Zoning Code R-12
Property Id M0047-D00000



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

RETURN TO:
City Clerk/Tax Collection
City of Dover
288 Central Avenue
Dover, NH 03820

Doc # 250013149 10/15/2025 11:07:42 AM
Book 5302 Page 1007 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County

This conveyance is exempt from the NH
Real Estate Transfer Tax pursuant to
RSA 78-B:2 I. This transfer is also exempt
From the LCHIP surcharge pursuant to
RSA 478:17-g II (a).

TAX DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Jerrica Vansylyvong-Bizier, collector of taxes for the City of Dover, in the County of Strafford and the State of New Hampshire, for the year 2025, by the authority vested in me by the laws of the state, for valuable consideration, do hereby convey forever to THE CITY OF DOVER, a New Hampshire municipal corporation with a place of business at 288 Central Avenue, Dover New Hampshire, the following described premises, formerly the property of Sherri A. Moore and Eric S. Moore, who failed to pay property taxes for Tax Year 2021:

A certain tract or parcel of land with the buildings thereon, situate in said Dover on the south side of Old Dover Point Road, so-called, known as 87A Old Dover Point Road, and being Lot No. M0047-D00000, said premises being bounded and described as follows, to wit:

Beginning at an iron pip set in the ground at the southeast corner of land now or formerly of Jennie Malbin and at property now or formerly of Thomas H. Kanada, thence N 9° 00' 00" E, one hundred three and nineteen hundredths (103.19) feet to an iron pipe driven in the ground, thence S 84° 07' 00" E a distance of one hundred twelve and seven hundredths (112.07) feet to an iron pipe at other property now or formerly of Paul Belanger, thence S 5° 59' 00" W a distance of one hundred ten and seventy two hundredths (110.72) feet to an iron pipe, thence N 80° 23' 00" W a distance of one hundred and seventy two hundredths (117.72) feet to the point begun at, said tract containing twelve thousand two hundred and eighty (12,280) square feet.

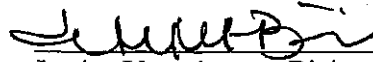
There is further conveyed a right of way to the land herein conveyed running S 5° 59' 00" W a distance of one hundred and four and eighty one hundredths (104.81) feet from an iron pipe driven into the ground at the southerly edge of Old Dover Point Road to the northeast corner of land herein conveyed, said right of way being ten feet in width and the above line being the easterly bound of said right of way.

Meaning and intending to convey the same premises as described in the Warranty Deed to Sherri A. Moore and Eric S. Moore by David A. Laney and Elaine Laney dated December 31, 1984 and recorded on January 22, 1985 at the Strafford County Registry of Deeds at Book 1156, Page 690.

And I, Jerrica Vansylyvong-Bizier, collector of taxes for the City of Dover, do hereby covenant with the said CITY OF DOVER, that in making this conveyance I have in all things

complied with the law and that I have good right, so far as the right may depend upon the regularity of my own proceeds, so sell and convey in manner aforesaid.

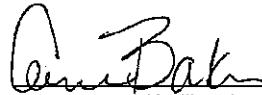
In witness whereof, I have hereunto set my hand and seal the 14th day of Oct 2025.



Jerrica Vansylyvong-Bizier, Tax Collector
City of Dover

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 14 day of Oct 2025, before me personally appeared the above named Jerrica Vansylyvong-Bizier Tax Collector, City of Dover, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.



Notary Public/Justice of the Peace
My Commission Expires:

Oct 4, 2028

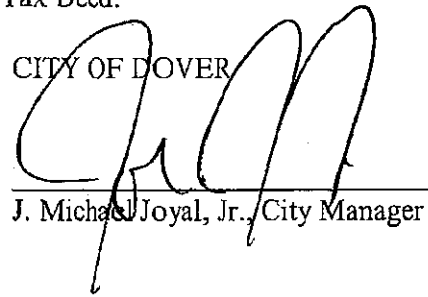
ANNIE D. BAKER
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
COMMISSION EXPIRES
OCTOBER 4, 2028

ACCEPTANCE

The undersigned City of Dover hereby accepts this Tax Deed.

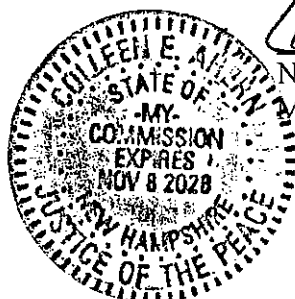
CITY OF DOVER

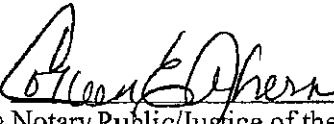
By:


J. Michael Joyal, Jr., City Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 14 day of Oct 2025, before me personally appeared the above named J. Michael Joyal, Jr. City Manager, City of Dover, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.




Notary Public/Justice of the Peace
My Commission Expires:



Residential Property Record Card - Dover, New Hampshire

Property Location:

39 Toftree Ln

Parcel ID: M0125-000000

Map Block No. M-125-0-0

Class: R

Use: 101 Card 1 of 1

Current Owner	Previous Owner History			Miscellaneous		Assessment Information
The City Of Dover 288 Central Ave Dover Nh 03820	Name	Deed	Date	Deed Info:	5302/1011-10/15/2025	Assessed Value: * Prior
	Khamvongsa Khammouan	1481/287		Zoning:	R-40	Land: 173,400 173,400
Notes Rs2= N/V, Eco=powrlines	Entrance Information			Neighborhood:	172	Building: 262,800 262,800
	Date	Time	ID	Actv	Entrance Code	Source
	01/21/1992		PC		Entry Gained	Total: 436,200 436,200
	06/28/2007	C	TC		Ext. Insp. Entry & Sign	Assessed Information: Value: 436,200
			Estimates		Effective DOV: 4/1/2025	
			MRA:		Value Flag: COST VALUE	
			Weighted:			
			Market:			

Sales History				
Book/Page	Date	Price	Type	Validity
5302/1011 1481/287	10/14/2025		2	50

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
				0
				0

Land Information					
Type	Size	Grade	Influence Factor 1, 2 and %		Value
Primary	A	1 0	Economic	-5	171,000
Residual	A	0.15 0		0	2,430
Total Acres for this Parcel		1.15	Total Land Value		173,400

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								0

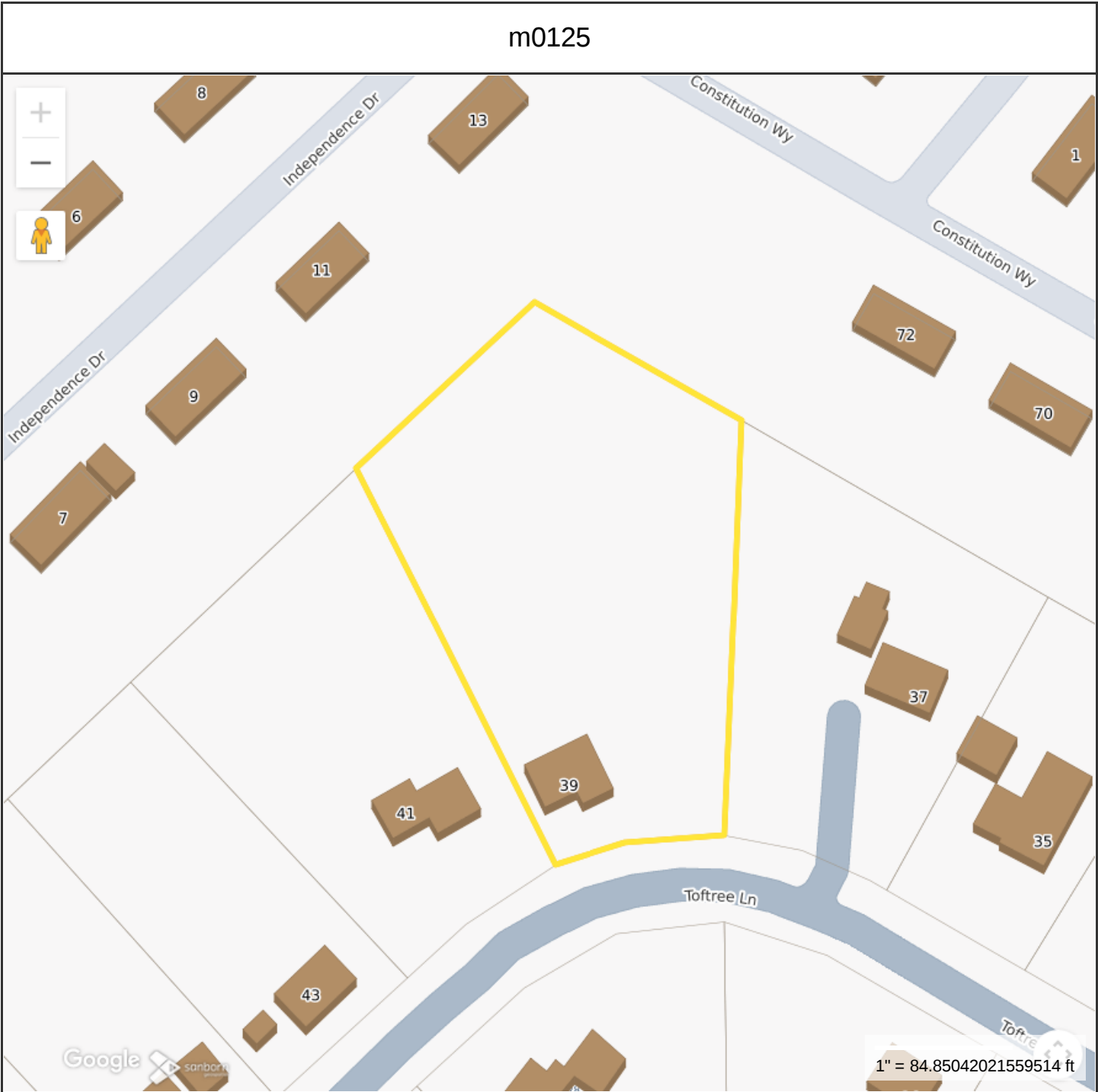


Inspection witness by: _____

Residential Property Record Card - Dover, New Hampshire

101 **Card 1 of 1**

Descriptor/Area
A: 1Fr/B 920 sqft
B: 1Fr 228 sqft
C: FOH 21 sqft
D: WD 508 sqft



Property Information			
Location	39 TOFTREE LN		Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
Owner	CITY OF DOVER		
Land Use	101R		
Zoning Code	R-40		
Property Id	M0125-000000		
		MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Geometry updated 10/30/2023 Data updated Daily	

RETURN TO:
City Clerk/Tax Collection
City of Dover
288 Central Avenue
Dover, NH 03820

Doc # 250013151 10/15/2025 11:07:44 AM
Book 5302 Page 1011 Page 1 of 3

Catherine A. Berube
Register of Deeds, Strafford County

This conveyance is exempt from the NH
Real Estate Transfer Tax pursuant to
RSA 78-B:2 I. This transfer is also exempt
From the LCHIP surcharge pursuant to
RSA 478:17-g II (a).

TAX DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Jerrica Vansylyvong-Bizier, collector of taxes for the City of Dover, in the County of Strafford and the State of New Hampshire, for the year 2025, by the authority vested in me by the laws of the state, for valuable consideration, do hereby convey forever to THE CITY OF DOVER, a New Hampshire municipal corporation with a place of business at 288 Central Avenue, Dover New Hampshire, the following described premises, formerly the property of Khammouan Khamvongsa and Manichan Khamvongsa, who failed to pay property taxes for Tax Year 2021:

A certain tract or parcel of land with the buildings thereon, situate in said Dover on the north side of Toftree Lane, so-called, known as 39 Toftree Lane, and being Lot No. M0125-000000 on a certain plan of land entitled "Subdivision Plan of Land in Dover, New Hampshire, County of Strafford, Owned by Samuel Tamposi and Edward Lehoullier," Scale 1" = 100" dated August 28, 1978, revised January 26, 1979, said plan recorded in the Strafford County Registry of Deeds as Plan No. 19-65, said premises being bounded and described as follows, to wit:

Beginning at a point on the northeasterly side of Toftree Lane at the southwesterly corner of said premises; thence

1. North Two (02) Degrees Forty Six (46) Minutes Forty Three (43) Seconds East, a distance of Two Hundred Sixty Two and 37/100 (262.37) Feet to a point; thence
2. North Seventy Seven (77) Degrees One (01) Minute Nineteen (19) Seconds East, a distance of One Hundred Fifty Eight and 86/100 (158.86) Feet to a point; thence
3. South Twenty Nine (29) Degrees Thirty Seven (37) Minutes Forth (40) Seconds East, a distance of One Hundred Twenty Three and 62/100 (123.62) Feet to a point; thence
4. South Thirty One (31) Degrees Twenty Five (25) Minutes Thirty Six (36) Seconds West, a distance of Two Hundred Fifty Seven and 10/100 (257.10) Feet to a point; thence continuing
5. Along a curve to the left having a radius of One Hundred (100.0) Feet, a distance of Two Hundred (200.0) Feet to a point of beginning.

The premises are subject to the following:

1. A Public Service Company of New Hampshire easement as shown on said plan, said easement being acquired by deeds recorded in the Strafford County Registry of Deeds, Book 411, Page 476, Book 4212, Page 33 and Book 423, Page 45 and 46.
2. An easement to Public Service Company of New Hampshire and New England Telephone and Telegraph Company recorded in Book 1039, page 790 of said registry.
3. To a Fifty (50) Foot right of way and possible dedication of said right of way for public purposes as shown on said plan and as more particularly described on note of said plan.

PROPERTY DESCRIPTION GOES HERE

Meaning and intending to convey the same premises as described in the Warranty Deed to Khammouan Khamvongsa and Manichan Khamvongsa by Greig C. Drury and Cathie I. Drury dated November 20, 1989 and recorded on November 20, 1989 at the Strafford County Registry of Deeds at Book 1481, Page 287.

And I, Jerrica Vansylyvong-Bizier, collector of taxes for the City of Dover, do hereby covenant with the said CITY OF DOVER, that in making this conveyance I have in all things complied with the law and that I have good right, so far as the right may depend upon the regularity of my own proceeds, so sell and convey in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal the 14th day of Nov 2025.



Jerrica Vansylyvong-Bizier, Tax Collector
City of Dover

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 14 day of Oct 2025, before me personally appeared the above named Jerrica Vansylyvong-Bizier Tax Collector, City of Dover, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.



Notary Public/Justice of the Peace
My Commission Expires

ANNIE D. BAKER
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
October 4, 2028

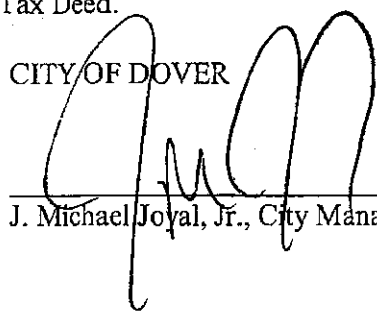
STATE OF NEW HAMPSHIRE

ACCEPTANCE

The undersigned City of Dover hereby accepts this Tax Deed.

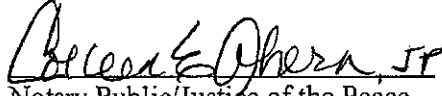
CITY OF DOVER

By:


J. Michael Joyal, Jr., City Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 14 day of October 2025, before me personally appeared the above named J. Michael Joyal Jr., City Manager, City of Dover, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.


Notary Public/Justice of the Peace
My Commission Expires: 11/8/2028





CITY OF DOVER

CITY OF DOVER - RESOLUTION

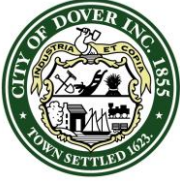
Agenda Item#: 13.B.2.

Resolution Number: **R – 2026.05.13 – 186**
Resolution Re: B26001 Award of Bid for Henry Law Ave & Payne St.
Reconstruction to Northeast Earth Mechanics, LLC

- WHEREAS: A sealed Request for Bid #B26001 was issued and received for Henry Law Ave & Payne St Reconstruction on March 24, 2026 at 2:00 p.m. A mandatory pre-bid meeting was conducted on February 18, 2026 at 10:00am with nine firms attending; and
- WHEREAS: The scope of work lists contractors to furnish all labor, materials, equipment and incidentals associated with the construction of a new storm drainage pipe and structures, sanitary sewer reconstruction and rehabilitation, roadway, sidewalk and curbing improvements within the R.O.W. and new underground stormwater management systems and outfall as indicated on the drawings; and
- WHEREAS: Three bid responses were received and reviewed for necessary qualifications, experience, understanding of project scope, approach for completing the work, certification to design, deliver, support and manage proposed solution and the offer deemed most advantageous came from the low bidder Northeast Earth Mechanics, LLC (NEEM). The city currently utilizes this vendor for other work throughout the city. It is the recommendation to award this project to NEEM in the amount of \$12,836,872.50; and
- WHEREAS: Funding for this project was approved via [R-2023.08.23-138](#) Clean Water State Revolving Loan Fund \$3,500,000.00 and [R-2025.10.08-54](#) Congressional Directed Spending Fund \$800,000.00. Also, FY26 Capital Improvement funds approved in the amount of \$6,600,000.00, along with streets, water, and sewer funds and lastly, contingent upon approval of Resolution reprogramming funds totaling \$1,487,551.45, this project will be fully funded.
- NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:
The Purchasing Agent is hereby authorized to issue a purchase order to Northeast Earth Mechanics, LLC of Pittsfield NH in the amount of \$12,836,872.50. The City Manager, or designee, is hereby authorized to contract with the vendor consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing				
Account	Description	Appropriation	Balance	Charge
2400.1.300.43155.4715.03108.26	CDS Henry Law Ave Reconstruction	800,000.00	800,000.00	800,000.00
4024.1.300.43155.4715.03108.24	CWSRF Henry Law Ave Reconstruction	3,500,000.00	3,426,165.96	3,426,165.96
4026.1.300.43121.4751.03126.26	CIP Henry Law Ave Reconstruction	6,600,000.00	6,600,000.00	6,600,000.00
4021.1.300.43121.4751.03121.21	Henry Law Ave Reconstruction	1,252,601.74	1,252,601.74	1,252,601.74
5300.1.300.43320.4757.035???.25	Water Henry Law Ave Reconstruction	234,949.71	234,949.71	234,949.71
2022.1.300.43121.4751.03121.22	Streets Henry Law Ave Reconstruction	1,300,000.00	295,528.88	295,528.88
5320.1.300.43250.4757.04546.14	Sewer Henry Law Ave Reconstruction	200,000.00	14,080.60	14,080.60
5320.1.300.43250.4757.04546.23	Sewer Henry Law Ave Reconstruction	1,000,000.00	1,000,000.00	213,545.61
				12,836,872.50



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.2.

Resolution Number: **R – 2026.05.13 – 186**
Resolution Re: B26001 Award of Bid for Henry Law Ave & Payne St.
Reconstruction to Northeast Earth Mechanics, LLC

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

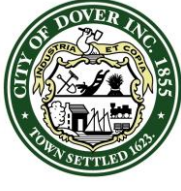
Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		

 CITY OF DOVER	CITY OF DOVER - RESOLUTION Agenda Item#: 13.B.2. Resolution Number: R – 2026.05.13 – 186 Resolution Re: B26001 Award of Bid for Henry Law Ave & Payne St. Reconstruction to Northeast Earth Mechanics, LLC
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RESOLUTION BACKGROUND MATERIAL:

The project consists of constructing:

- New storm drainage pipe, structures, and underground stormwater management system.
- Sanitary sewer reconstruction and rehabilitation and temporary bypass system
- Surface restoration of affected areas including mill/overlay and full width roadway reconstruction, sidewalk construction and curbing installation.
- Coordination with all utilities and CWSRF fund
- All appurtenant work as shown and described in the Contract Documents.

Bid Information:

A sealed Request for Bid #B26001 was issued and received for Henry Law Ave & Payne St reconstruction on March 24, 2026 at 2:00 p.m;

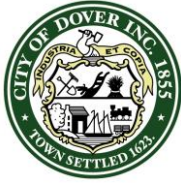
Award Information:

A purchase order will be issued to the vendor selected to authorize future expenditures.

Purchasing Information:

Type:	Purchase Order	Advertised:	Yes
Invitations Mailed:	695	Number of Responses:	3
Warranty:	Per manufacturer	Terms:	Net 30, FOB Dover
Work Bonded:	Yes	Contract:	Yes
Prices will hold for:	Until completed	Estimated Delivery:	Summer 2026
Recommended Award to:	Northeast Earth Mechanics LLC	Fund:	CWSRF/CDS/CIP
Other Approvals Required:	CDS & NHDES	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000 amount requiring Council approval subsequent to a bid solicitation

[B26001 Bid Documents](#)



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.3.

Resolution Number: **R – 2026.05.13 – 187**
Resolution Re: B25037 RFP26-001 Evaluation of Wentworth Terrace Pump Station

WHEREAS: A sealed Request for Qualifications #B25037 was solicited and received for on-call specialized municipal engineering services on April 29, 2025 at 2:30 p.m. for services to commence on July 1, 2025 for a four-year period. FY2025-2030 period. Rates to be fixed for the first year and will not exceed Boston CPI for subsequent years thereafter; and

WHEREAS: Nineteen (19) statements of qualifications were received and a review of qualifications was conducted by the Community Services Department to assess each firm's expertise, project successes, and the specialized services offered and all 19 firms were approved via [R-2025.06.25-107](#); and

WHEREAS: On April 29, 2026 the city solicited proposals from pre-approved firms under Waste Water Collection and Treatment for RFP26-001 Evaluation of Wentworth Terrace Pump Station and received 2 submissions. Upon review, Community Services is recommending to award to the low bidder, Wright Pierce, in the amount of \$413,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue a purchase order to Wright Pierce in the amount, not to exceed, \$413,000.00 in conjunction with B25037 RFP26-001. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing

Account	Description	Appropriation	Balance	Charge
5320.1.300.43250.4757.04520.26	Pump Station Upgrade	\$ 4,100,000.00	\$ 4,100,000.00	\$ 413,000.00

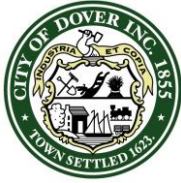
AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-
Bizier
City Clerk



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.3.

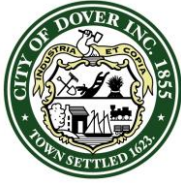
Resolution Number: **R – 2026.05.13 – 187**
Resolution Re: B25037 RFP26-001 Evaluation of Wentworth Terrace Pump Station

DOCUMENT HISTORY:

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

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.3.

Resolution Number: **R – 2026.05.13 – 187**

Resolution Re: B25037 RFP26-001 Evaluation of Wentworth Terrace Pump Station

RESOLUTION BACKGROUND MATERIAL:

The City of Dover issued a request for proposals from its pre-qualified wastewater engineering firms to provide consulting services for the evaluation and full design of upgrades to the Wentworth Terrace Pump Station.

The Wentworth Terrace Pump Station, located at the intersection of Wentworth Terrace and Hilton Drive in the southern portion of Dover, was originally constructed in the 1970s. The station serves the southeastern area of Dover Point and conveys wastewater to a downstream gravity interceptor, which ultimately discharges to the Varney Brook Pump Station. Given the age of the infrastructure and its critical role in the City's wastewater system, the facility is anticipated to require substantial upgrades to maintain reliability, efficiency, and regulatory compliance.

The purpose of this project is to evaluate the existing pump station and its associated infrastructure to determine the extent of necessary improvements and to assess opportunities to reuse existing structural components where feasible. This approach is intended to balance cost-effectiveness with long-term system performance.

Preliminary input from engineering consultants, informed by similar pump station projects in Dover, has identified several key considerations to guide the design of upgrades:

Rehabilitation Approach:

Full structural reconstruction of the facility is not currently anticipated. Instead, the evaluation will focus on rehabilitating the existing below-grade concrete structures, including the wet well and walls. This will involve cleaning, inspection, and targeted repairs such as concrete resurfacing and protective coatings. Structural modifications may be incorporated to support new above-grade elements. Mechanical, electrical, and process systems are expected to be fully replaced to meet modern standards.

Facility Design and Aesthetics:

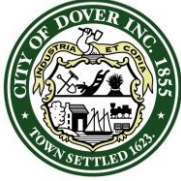
The City has expressed interest in an upgraded facility design that is compatible with the surrounding residential neighborhood. Concepts under consideration include a gable-style roof and exterior finishes such as vinyl siding, similar to the design approach used at the Varney Brook Pump Station. Architectural modeling will be used during preliminary design to evaluate alternatives and refine the final appearance.

Pump Capacity and Operational Efficiency:

The evaluation will include analysis of influent flow conditions and existing wet well geometry to optimize pump sizing and operation. This work will aim to improve efficiency, reduce equipment wear from short-cycling, and ensure adequate system capacity and redundancy. Space constraints within the existing structure will be a key factor in determining final pump configuration.

Solids Handling Improvements:

The City has identified a need to incorporate a grinder system to improve handling of solids in the wastewater stream. Due to space limitations within the existing wet well, alternatives such as



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.3.

Resolution Number: **R – 2026.05.13 – 187**

Resolution Re: B25037 RFP26-001 Evaluation of Wentworth Terrace Pump Station

installing an external grinder manhole upstream of the station will be evaluated for feasibility and cost-effectiveness.

Safety and Code Compliance:

The existing pump station layout includes open dry well areas that may not meet current safety standards for hazardous area classification. The evaluation will consider modifications needed to comply with applicable codes, including separation of hazardous and non-hazardous spaces or the implementation of enhanced ventilation systems in accordance with National Fire Protection Association Standard 820.

This evaluation and the included full design effort will provide the City Council with the information necessary to make informed decisions regarding the scope, cost, and implementation strategy for the Wentworth Terrace Pump Station upgrade, ensuring continued reliable wastewater service for the community.

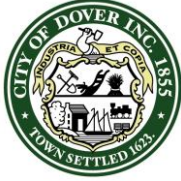
Bid Information:

A sealed Request for Qualifications #B25037 was solicited and received for on-call specialized municipal engineering services on an as-needed basis on April 29, 2025 at 2:30 p.m. for services to commence on or about July 1, 2025 for a four-year period, FY2025 – FY2030.

Purchasing Information:

Type:	Purchase Order	Advertised:	No
Invitations Mailed:	9	Number of Responses:	2
Warranty:	N/A	Terms:	Net 30, FOB Dover
Work Bonded:	No	Contract:	Yes
Prices will hold for:	Completion	Estimated Delivery:	As needed
Recommended Award to:	Wright Pierce	Fund:	Sewer
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000 amount requiring Council approval subsequent to a bid solicitation.

[B25037 RFP26-001 Bid Documents](#)



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.4.

Resolution Number: **R – 2026.05.13 – 188**
Resolution Re: B26048 WWTP Water (Wastewater Effluent) Skid System

WHEREAS: A sealed Request for Bid #B26048, with a mandatory pre-bid meeting held on February 25, 2026, was issued and received for WWTP Water (Wastewater Effluent) Skid System on March 25, 2026 at 2:00 p.m.; and

WHEREAS: The Wastewater facilities current skid mounted Effluent Plant Water System is twenty (20) years old and beyond its useful life.

WHEREAS: Two bids were received and the recommendation, based on cost was to award to Hayes Pump, Inc. West Concord, MA in the amount of \$179,505.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

The Purchasing Agent is hereby authorized to issue a purchase order to Hayes Pump, Inc in the amount of \$179,505.00. The City Manager, or designee, is hereby authorized to contract with the vendor, consistent with the Purchase Order authorized herein.

The amount of this authorization shall be limited so as not to exceed available funding.

Financing

Account	Description	Appropriation	Balance	Charge
5320.1.300.43256.4730.00000.00	Improvements o/t Buidings	\$ 400,000.00	\$ 375,799.33	\$ 179,505.00

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

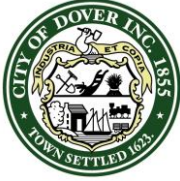
Sponsored by: Mayor Dennis Shanahan
By Request

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

Recorded by: Jerrica Vansylyvong-Bizier
City Clerk

DOCUMENT HISTORY:

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



CITY OF DOVER

CITY OF DOVER - RESOLUTION

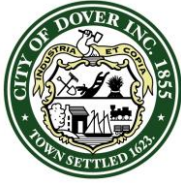
Agenda Item#: 13.B.4.

Resolution Number: **R – 2026.05.13 – 188**

Resolution Re: B26048 WWTP Water (Wastewater Effluent) Skid System

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YES	NO
Mayor Dennis Shanahan		
Deputy Mayor Lindsey Williams		
Councilor S. April Richer, Ward 1		
Councilor Lucas Veitch, Ward 2		
Councilor Anthony Retrosi, Ward 3		
Councilor Timothy Granfield, Ward 4		
Councilor Richard Robison, Ward 5		
Councilor Fergus Cullen, Ward 6		
Councilor Bret Carmichael, At Large		
Total Votes:		
Resolution does does not pass.		



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.4.

Resolution Number: **R – 2026.05.13 – 188**
Resolution Re: B26048 WWTP Water (Wastewater Effluent) Skid System

RESOLUTION BACKGROUND MATERIAL:

The City requested bids for a Packaged Plant Water System project, which consists of furnishing and testing a Plant Water (Wastewater Effluent) Skid System.

The packaged Plant Water System will be installed by Hayes Pump in an existing building in place of an existing plant water system. The final installation shall be inspected and approved by the authorized Manufacturer's field service technician.

Bid Information:

A sealed Bid #B26048 was issued and received on March 25, 2026 at 2:00 p.m.

Award Information:

A Purchase Order will be issued to the vendor selected to authorize future expenditures.

Purchasing Information:

Type:	Purchase Order	Advertised:	Yes
Invitations Mailed:	100	Number of Responses:	2
Warranty:	Per Manufacturer	Terms:	Net 30, FOB Dover
Work Bonded:	No	Contract:	Yes
Prices will hold for:	Completion	Estimated Delivery:	As Needed
Recommended Award to:	Hayes Pump, Inc	Fund:	Sewer
Other Approvals Required:	No	References Checked:	Satisfactory
Previously Worked for City:	Yes	Reason for Council Approval:	Purchase to exceed the \$25,000 amount requiring Council approval subsequent to a bid solicitation.

[B26048 Bid Documents](#)