

CITY OF DOVER

CITY COUNCIL - MINUTES

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

Mayor Shanahan called the meeting to order at 7:01 PM.

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Councilor Richer led the pledge of allegiance.

4. ROLL CALL ATTENDANCE

Present: Councilor Richer, Councilor Carmichael, Councilor Retrosi, Councilor Cullen, Councilor Robison, Councilor Veitch, Deputy Mayor Williams, Mayor Shanahan

Absent: Councilor Granfield (excused)

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

5. PROCLAMATIONS/AWARDS – SHAW FAMILY RECOGNITION & RIDE THE ROBOT ROBOTICS TEAM

Mayor Shanahan presented a proclamation to Bob and Cindy Shaw recognizing their contributions to the City and congratulating them on their well-deserved retirement.

The Mayor also presented a proclamation to the Ride the Robotics Team for their accomplishments and for receiving the prestigious “Think Award.”

6. APPROVAL OF AGENDA

Deputy Mayor Williams moved to approve the agenda, seconded by Councilor Carmichael.
Vote: 8-0.

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.

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

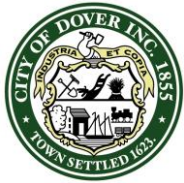
9. CITY MANAGER’S REPORT

City Manager Joyal gave an overview of the report he submitted to the Council in writing. Deputy Mayor Williams moved to accept the City Manager’s report, seconded by Councilor Retrosi.
Vote: 8-0.

10. APPROVAL OF MINUTES

A. April 22, 2026 – Regular Meeting

Deputy Mayor Williams moved to approve the minutes, seconded by Councilor Richer. Councilor Cullen moved to amend the minutes to reflect his opposition on item 13.A.5.,



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seconded by Councilor Retrosi.

Vote: 8-0.

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

Vote: 8-0.

11. MAYOR'S REPORT

Mayor Shanahan went over the events and meeting he attended over the last few weeks. Mayor Shanahan asked the Council that when they approve his report, that it also includes an approval to add a banner that states "National Day of Prayer first Thursday in May" to the approved flag/banner list, so that it may be displayed the day before and day of.

Mayor Shanahan welcomed Gail Daudelin to the podium. Ms. Daudelin gave an overview of the event held on May 2nd – Dover Pride Clean Up Day – highlighting the great attendance and weather.

Mayor Shanahan then welcomed Deb Clough of Don't Trash Dover, to the podium. Ms. Clough introduced other volunteers with Don't Trash Dover and discussed how the Power of an Hour event went, which was held on April 25th.

Deputy Mayor Williams moved to accept the Mayor's report with the addition of the National Day of Prayer banner added to the list of acceptable flags and banners displayed outside of City Hall, seconded by Councilor Veitch.

Vote: 8-0.

12. UNFINISHED BUSINESS

A. ORDINANCES IN THE 2nd READING

B. ORDINANCES IN THE 3RD READING

C. RESOLUTIONS

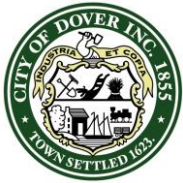
- 1. ADDITIONAL APPROPRIATION AND AUTHORIZATION FOR BONDING FOR FY2027 CIP WATER TREATMENT PLANT UPGRADES – FRENCH CROSS STATION (THIS RESOLUTION REQUIRES A 2/3 MAJORITY VOTE)**
SPONSORED BY MAYOR SHANAHAN BY REQUEST

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: 8-0.

- 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

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: 8-0.

13. NEW BUSINESS



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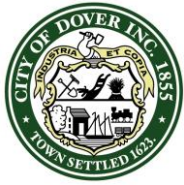
A. CONSENT CALENDAR

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
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

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

Mayor Shanahan asked if any Councilors would like to pull any items, Councilor Retrosi requested to pull item 13A.5.

Roll Call Vote on remaining items: 8-0.



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Deputy Mayor Williams moved to approve item 13.A.5., seconded by Councilor Retrosi. Deputy City Manager Parker gave an overview of the resolution and background on how the tenant was chosen. The group was endorsed by both the Recreation Advisory Board as well as the Cochecho Waterfront Development Advisory Committee.
Roll Call Vote: 8-0.

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) |

Councilor Williams gave an overview of the last Conversation Commission meeting.

Councilor Richer gave an update on the library renovation and an overview of the last Library Board of Trustees meeting.

Councilor Williams presented recommendations from the Appointments Committee to the Council:

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

→Deputy Mayor Williams moved to accept the recommendations, seconded by Councilor Robison.
Vote: 8-0.

Councilor Carmichael gave an overview of the last School Board meeting.

Councilor Retrosi gave an overview of the most recent Recreation Advisory Board meeting.

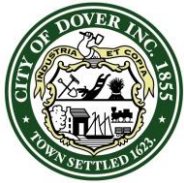
Councilor Veitch gave an overview of the most recent Energy Commission meeting.

Councilor Cullen gave an update from the most recent Parking Commission meeting.

B. RESOLUTIONS

1. DISPOSAL OF CITY OWNED REAL-ESTATE AND TAX DEEDED PROPERTY SPONSORED BY MAYOR SHANAHAN BY REQUEST

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



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City Manager Joyal went over the resolution with the Council.

Councilor Cullen moved to amend the resolution to modify the disposition column to dispose of the structure on 87A Old Dover Point Rd and merge to adjacent lot, seconded by Councilor Carmichael.

Vote: 8-0.

City Manager Joyal and Deputy City Manager Parker answered questions from the Council on various lots on the list.

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

Roll Call Vote: 8-0.

2. B26001 AWARD OF BID FOR HENRY LAW AVE & PAYNE ST. RECONSTRUCTION TO NORTHEAST EARTH MECHANICS, LLC
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: 8-0.

3. B25037 RFP26-001 EVALUATION OF WENTWORTH TERRACE PUMP STATION
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: 8-0.

4. B26048 WWTP WATER (WASTEWATER EFFLUENT) SKID SYSTEM
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: 8-0.

C. ORDINANCES IN 1ST READING

14. COUNCIL CORRESPONDENCE

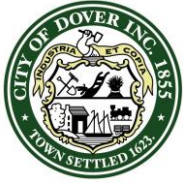
15. COUNCIL MATTERS OF INTEREST

Councilor Carmichael reminded folks of the touch a truck event being held at Community Services on Saturday, May 16th.

Councilor Richer stated that this week was Affordable Housing Week and that various events were happening. She let the Council know of an event being held at Chapel + Main on Saturday, May 16th.

Mayor Shanahan informed the Council of the Dover High School graduation taking place on June 4th and that they should have received invitations.

16. ADJOURN



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Councilor Carmichael moved to adjourn, seconded by Councilor Veitch.

Vote: 8-0.

Meeting adjourned at 8:25 PM.