



Those present: Those present: Councilor's Cheney, Ciotti, DeDe, Deputy Mayor Hindle, Councilor Keays, Mayor Myers, Councilors Scott, and Trefethen. Also present City Manager Joyal and City Attorney Krans. Councilor Turner arrived at 7:55 PM.

REVISED
WORKSHOP SESSION:

7:00 P.M.

1. PLEDGE OF ALLEGIANCE

2. DISCUSSION RE:

**A. PRESENTATION BY PLANNING, COAST AND THEIR CONSULTANT, ED PIGMAN FROM
TRANSIT RESOURCE CENTER ON THE PROPOSED DOVER FAST TRANSIT SERVICE**

B. TOLEND LANDFILL UPDATE

The Mayor stated he is flipping the agenda items around tonight. He asked the City Manager to explain the developments on the Tolend Landfill Site and how we can eliminate the city's expense and potential exposure for cleaning up the site. He has asked John Gilbert, the city's environmental engineer as well as John Peltonen the attorney for the city to help explain. John Peltonen started with the history of the superfund site. DeDe says a reference was just made to a PRP; the individuals at home will not be able to understand what PRP means. Peltonen explained this is the potentially responsible parties. Peltonen stated he is the attorney representing one of the PRP's and we have done this before. He showed the power point presentation of two weeks ago with an additional update. (See council folder of 3-1-2006). He pointed to the map and the two different plumes going towards the two different rivers; the Cochecho and the Bellamy Rivers. DeDe asked John Peltonen to explain the ROD (record of decision). He continued to explain the history of the site and the eastern plume with the MNA (Mandated Natural Attenuation) area that they are continually monitoring. He noted the revised focused feasibility study completed in 2003 identified aerobic treatment trench.

DeDe asked him to explain the definition of a plume; Peltonen explained the plume is when groundwater moves through a source of contamination as it picks up groundwater. These are compounds that do not want to go into water and dissolve slowly in the water and a plume is a contaminate mass dissolved in the groundwater that is being pulled slowly by the groundwater but not flowing as rapidly as the groundwater down through the Cocheco River and being dissipated before it reaches the river. The southern plume calls for a pump and treat area with a total cost of \$32.6 million dollars.

Under the amended ROD they have agreed to do an indoor air assessment to be sure the chemicals are not going inside of people's homes. The cost is \$19.4 million as of 2004. To the south is the Bellamy River plume and there were different PRP's associated with this southern plume. Textron became Aikins and Collins then they went bankrupt in June 2005. \$19,400,000 is the cost of the remediation for the eastern plume. The southern plume will cost \$3 to \$5 million from the other local PRP companies to remediate. Most likely we will have to pick up the Collins and Aikins share this will bring us to a total of \$32,600,000. The parties involved in the case have been contacted for landfill reuse and there are several interested parties to utilize potentials at the landfill to pay off our closure costs. The PRP's selected NE Waste Service to explore possible reuse. Preliminary discussions with the EPA and NHDES on resolving the superfund site is a concern for all of the PRP's. This is a matter for the city council and community to decide. We are in the preliminary strategies and hope to be able to address everyone's concerns. This is so important to the city. John Gilbert, Environmental Engineer with Geolnsight of Manchester, NH explained the reuse concept at this point NEWS reuse approach will be:



- Construction of a 38 acre landfill over the existing landfill and cap the remaining site.
- Operation of a \$200,000 – TPY landfill for residential and commercial solid waste
- Closure of 28-acre landfill and 30 year long term monitoring and maintenance Superfund remediation.

In doing this work it would accomplish the superfund requirements. The map showed a reuse plan showing the portion that will be capped. Reuse option benefits:

- Revenue offsets remedial costs
- Liner placed beneath new MSW, isolating it from ground water
- Cap over existing and new MSW isolating it from precipitation
- Possible earlier shutdown of ground water treatment
- Redirects southern plume migration away from Bellamy Reservoir.

DeDe wants a description of the cap. Gilbert explained the cap has to be constructed so water does not pool on top of it. It is a synthetic liner with soil on top to protect it from weathering. The capping for the landfill cell itself will have the same type of cap. Then there will be couple of feet of fill on top of that. The cap will also change the direction of any groundwater that is flowing towards the Bellamy reservoir.

NEWS reuse approach:

- NEWS pays for permitting, operation, construction, closure and post closure monitoring.
- NEWS pays for full time third party landfill monitor.
- Provide free waste disposal for the city during operational life of landfill
- \$10-20 million excess revenue to city (MSW)

DeDe asked are there any other communities that have had this type of company use this idea. Gilbert says yes up at Colebrook NH their site was very similar to our site.

Reuse option summary:

- Accomplishes superfund remedy elements sooner.
- Preliminary feasibility analyses indicated economics are viable.
- Ongoing discussions with State and USEPA

Keays asked what guarantee we have got there will not be any odor with this company as with our current problem up at the dump and are we going to build this mound up now. Will we still monitor the water in the ground; Gilbert confirmed this and if we find out it is not working do we dig another big hole.

John Gilbert assured him the system will work. Keays asked if there is any other place in the state that uses this and how many landfills in the State did we have that were contaminated. Gilbert does not know the total number of sites in the state. He referred to Somersworth and they don't have this problem. Keays does not think this is a solution.

Scott asked about the big mountain and there will be some revenue for whatever co does this. What percent will be Dover material and what percent will be other communities. Gilbert says it will be 200,000 tons per year. Dean says this year we anticipate 6000 tons from Dover. Scott says so we will bring in waste from other places; what are the other companies that do this. There was also a group in ME that does this; he wants the City to go out to competitive bidding to see who will make us the best deal. John Gilbert wants to go with someone the State and Federal Government will be comfortable with. Scott thinks there should be other companies that are qualified.

Ciotti wants to back up saying if this was all that happened would we still go in and put the leachate trenches on the toe and Bellamy side of it. The Bellamy Reservoir or the southern plume has always been intended to be the pump and treat system Gilbert says but the trenches we would not build if we go with this approach. We would go with a nested system. Ciotti asked if this would be at the city's expense prior to this taking place. Ciotti asked if the PRP's would be responsible. Gilbert says so all the waste coming into the site would off set the costs. And all these other people would be off the hook. Trefethen wants to follow up on Scott's idea if he understands this there are the other PRP's that are calling the shots. Both the state and federal agencies are interested in moving forward with this. Trefethen asked about the \$10-20 million. Peltonen explained we are in negotiations with the State and Feds and only in the preliminary stages of this proposal.



Fiscal impact of reuse:

- Eliminates \$13 million capital expenditure over next 3 years
- Provides 10-20 million in revenue to city over life of project (9-10 yr)
- Eliminates \$500,000 in current solid waste disposal costs for life of the project.

Hindle asked about the bag and tag program and where that program would be. Will there be no bag and tag now. Dean Peschel says there is life after the site is completed and there will be \$1-2 million in annual revenue. This will all be in the negotiations.

Eliminates \$13 million capital expenditure:

- Remove \$13 million from CIP over next 3 years
- Remove \$13 million liability from City balance sheet
- Bond rating service companies will view the elimination of this anticipated expenditure as a significantly positive event.
- \$10-\$20 million in revenue over life of project (9-10 yrs):
- \$1 -\$2 million annual revenue
- Lowers average home property tax bill by 100-200—per year under current conditions
- Used to implement a final use plan for the area.

Eliminates \$500,000 in annual solid waste disposal costs:

Ciotti asked about the \$500,000 and is that the tonnage fees. Dean says \$390,000 is the amount for this year.

- \$4.5-5 million dollars in disposal fees to Dover residents (9-10 yr).
- Approx 50% of Solid waste budget
- Approx 50% cost of trash bag

Joyal explained that this company will be coming in up front and taking over the entire project, with a performance bond and will guarantee. There will be some significant neighborhood issues out there. This is all subject to negotiations. The risk demands that they have a high return for what they do. Scott says that may be but he feels we would be giving away \$150 million dollars.

Dede suggests that it would be unlikely for the city to go out and get the trucks and start hauling the waste. To try to compare what a private entity would do as opposed to the city. There are issues with traffic and odor and infrastructure. Scott is not suggesting we go into the business; we should look for companies to bid on it.

Alternatives summary: under reuse:

- Cap landfill MSW to grade
- Capture treat/leachate
- Eastern plume MNA
- Southern plume pump and treat
- 2 year source control - Cost \$0

Revenue \$25 million.

Hindle asked about the ROD and how luminous they are. John Peltonen says they are about an inch thick. Hindle wants the information on the website for people to read these documents. Keays is more concerned about the people that own property out there near the site. Hindle says there are 16 or 17 homes in the downgrade of the site. Medbery chimes in from the audience that there are a lot more than that. With this money the city could buy their homes if people wish. The money would not be restricted. Keays wants to know how many trucks would be coming in and out during the day. John Peltonen says 40 or 50 per day. Keays wants to know who will take care of the road; this is up for the negotiation. Keays wants to know how high the cap has to be. John Peltonen says that is up for negotiation and discussion but it won't be above the tree line.



Turner stated he has been viewing the meeting on the Tolend Landfill at home earlier; he asked about the pilot trench how is it that we can cap this and put more weight on it and why can't we just cap this and not keep all this further waste onto it. The theory is we have two bodies of water why not just cap it. John Peltonen says you would have to bring in a load of fill to build a mound in a certain way; the same mass can be created with municipal solid waste. You can't just place plastic over the surface and walk away. Much of the waste was put into the water table so as we see the landfill today an awful lot of the contamination is in the water today.

John Peltonen says with the reuse option the remedial pieces get put into place quicker. This is a pretty well settled landfill. Trefethen asked about the \$32 million or \$19 million depending on which we do; would that be the cost to the PRP's and do those costs include upgrades to particular roads. Peltonen says they did not include infrastructure needs and they were 1996 numbers. If we do the other option that is several hundred thousand yards of fill.

The Mayor asked about the EPA's requirement to use the latest options. Can our current WWTP handle the volume that would be going into it; John Peltonen says yes. He asked about the corporate bond that will be insisted upon. The Mayor would like an independent over site committee also we need to get the remedies in place and operating. John Peltonen agrees. He thinks we should be hand picking who we are having do the work because there are many factors involved. Also there is the option of purchasing the properties in the area; he would like to create an advisory board to work on this with representation from the council. Cheney asked Gilbert about the cap and how the southern plume will flow more towards the Cocheco River. She asked him about the Bethlehem site; Gilbert clarified it was Colebrook running on the same model.

Trefethen asked Gilbert is it possible to explain how the plume would change direction if we build this.

Gilbert stated there is a groundwater flow divide he showed the divide on the map and by putting the cap on the landfill water that is now going into the landfill and in so doing it will be running off in a different direction so water coming out of the Tolend Landfill will go towards the Cocheco River. There is a small area and what they call a hot spot in the center location and they will be doing some remediation to this.

Hindle says if the council was to proceed he suggests we have not just one public meeting but multiple meetings where people can come out with concerns and he also wants them held in the auditorium or at the high school because this will be a city wide issue. He has asked the city manager about this and he does not know how much weight the community would have with residents concerns; he would hope they would have a significant impact. He suggests that they carry a significant weight. Joyal agrees this will have a significant impact. He likes the Mayor's suggestion of a committee with different stakeholders. This will come back to the council for a vote with the contract. The Mayor wants to give the City Manager some direction tonight with a consensus. Everyone is in favor except Keays. The Mayor repeated again everyone is in favor but Keays. Keays disagrees with letting the city manager explore the options. The city manager says this is only conceptual at this point.

1. PRESENTATION BY PLANNING, COAST AND THEIR CONSULTANT, ED PIGMAN FROM TRANSIT RESOURCE CENTER ON THE PROPOSED DOVER FAST TRANSIT SERVICE

The city manager asked Bruce Woodruff to come explain the rapid transit loop that has been proposed to run through Dover. This has grown out of a Transportation Improvement Program and he is here because we are at a point where we need to make some decisions.

Woodruff stated he is back after six months off to revise the Dover Flex Trans Transit Service that is being proposed and take a look at CMAQ details.

Ed Pigman from Transit Resource Center and Steve Wells will talk to them about how this system will work more efficiently than any other and after this presentation there will be packets for them; he proceeded with a slide show (see folder of 3-1-2006).

After the slideshow he brought up Ed Pigman to talk about the flex fast track service.

Mr. Pigman stated he is glad to be back to see everyone. He has been working in the public transportation area and is dedicated to help in technical aspects. He has done quite a bit of work with COAST. The intent of his



presentation is to fill them in on details of since he was here last. The concept is to go in deeper into the communities. Also the intent is to be able to maneuver through the narrow streets. He gave a demo on the chart of how it would work saying there has been two years of prior work gone into the route. This new proposal is called a flex route and operates much the same way that a taxi cab would deliver people around the community. The idea is a modification of the green bumps (on the map) that represent bus stops. This will be an individualized system and will limit the amount of walking an individual would have to go as they will be calling for the service. Turner says it looks like there are 3 buses and 4 drivers and those systems are not inexpensive. His recommendation is that we don't start with it. Mr. Pigman says some of this will depend on volume and there may be some imbalance in the flow of the system. Trefethen asked why there is not a zone in his ward 4. Hindle asked if the dispatcher would be solely responsible for this mode or responsible for other COAST buses. Mr. Pigman continued there is a huge need in the community for this type of transportation especially for the elderly going to Doctors, hospitals, appointments, etc. Woodruff continued to explain the rest of the handout.

Cheney asked about the 5 year funding requirements and the vehicles that will be replaced; she wonders about repairs on the vehicles. Mr. Pigman says it is built into the operating costs. Mr. Pigman continued to assure her that all the costs have been built in; she thinks it does not make logical sense that a vehicle is going to cost the same in the first year as in the third year. The Mayor clarified this all includes the day to day operating expenses. Trefethen noted that the CMAQ funds are going away and then we will be in line to get federal funds. Given the federal government what assurances can we have that we will still have these funds in 3 or 4 years from now. Mr. Pigman says this money is funded from the transit reserve fund only. Trefethen asked what are the long term costs and commitments that the city is making. Mr. Pigman says only if the revenue did not fulfill. Trefethen asked if there are any other communities in New England that have this same program. Trefethen does not want to use other areas of country for examples; he would be more assured with assurance for another community within New England.

There are dozens of examples within the state but the two fundamental ingredients are already in place stated Mr. Pigman. He continued these are programs that have taken root in other communities; He remembers in Hampton VA and during a period of beach erosion this worked a program similar to this with a taxi cab company and it was very successful.

Turner asked if there are further grants or government funding available or a PR sense on hybrid or electric cars. Mr. Pigman says there is an enormous study going on right now re: hybrid vehicles. The chances are this will be a very interesting technology. Turner wants to know if there are further grants that may be available. Mr. Pigman says yes it is available. Discussion ensued about the technology of these vehicles in larger type vehicles. The community purpose of having a system like this is that it covers all age groups and will relieve a chronic downtown parking problem. Harvey has to leave the meeting now.

Joyal says ultimately is this a project we want to go forward with. The grant funding goes on for the 3 years. It is up to the council to decide if we undertake this project.

Woodruff says he is seeking a consensus from the council as the State is expecting this so they may go forward. There is a 2 part question are we locked in asks the Mayor for an inflated amount. Woodruff says we are locked in for a 3 year grant. Hindle makes the council aware the TAC has endorsed this project wholeheartedly. There is a great need for this and it is especially needed for our elderly population. The Mayor says this is money from car registrations not property tax dollars. Trefethen says so by showing a sign of consensus do we still take a formal vote later on. Joyal says this is for the staff to go request the grant from the state.

Cheney mentioned Mr. Lupien that had spoken before them last week saying he does this sort or volunteer work all day; she wondered what he would think about this. The Mayor asked for a consensus; do we go to the next step. Hindle clarified we are only giving direction. Scott comments this is desirable but once it gets started; it is a constant drip, drip, drip from the taxpayers; Hindle states point of order there are many projects we could spend money on. Hindle says the dollars come out of motor vehicle registration monies; he then reviewed the program again. We are following what the residents requested on the Master Plan



City of Dover
City Council Meeting Minutes
City Council Chambers
Date: March 1, 2006

Time: 7:00 PM Workshop

The Mayor is taking a straw vote on going forward with the project; he is in favor as is Ciotti; Hindle is also in favor. Keays wants to table it as it is not an official vote. Ciotti wants to see it through and he would like updated figures before it comes back to them. DeDe disagrees; programs like this get started while it is a freebie and why not; but the first time one of the supporters pulls out and it starts to impact the city budget; it's over. Cheney now agrees, Trefethen also agrees, Scott says he is skeptical of this type of service. Keays says he is in favor of transportation but he cannot commit tonight to anything. DeDe left the meeting.

3. Adjourn

Keays moved seconded by Trefethen with all in favor.

Judy Gaouette, City Clerk