



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: Workshop Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Wednesday, November 1, 2006**
Meeting Time: **7:00 pm**

1. PLEDGE OF ALLEGIANCE

Those present: Councilors Cheney, Ciotti, Dede, Keays, Mayor Myers, Councilors Scott, Trefethen, and Turner. Also present: City Manager Joyal and City Attorney Allan Krans.

The Mayor stated that Deputy Mayor Hindle is out of town on work related issues.

2. DISCUSSION RE:

A. NORTH END WATER PRESSURE REPORT

The Mayor turned the meeting over to the city manager. The city manager stated this study was a result of a discussion in the spring on the north end water pressure issue. They have representatives here from Earthtech who have now completed their study

The man introduced himself as Paul Cote, senior project manager stating along with him is Kristen Berger, the project engineer. Joyal mentioned the Planning Board was invited this evening. In the audience were Don Andolina, Ron Cole, Frank Torr, Marsha Colbath, Anthony McManus and Kirt Schuman. Also present were: Doug Steele, Perry Plummer, Steve Stancel Paul Vlasich and Bill Boulanger.

Mr. Cote explained the map on the screen as he went thru the slide show (see council meeting folder of 11-1-2006).

Mr. Cote explained the water table of the high end of town and how the water pressure system works.

Water comes from city wells and is pumped up through to the storage tank and then it is riding on the pressure of the system. The pumps are there as demand takes place the water level tends to drop down as the pumps can only produce so much. The further away they are from the tank that pressure gets lower in the tank. He listed their tasks on this study. They review historical data, attended a neighborhood meeting conducted fire flow tests, install pressure data recorders, investigate alternatives, utilized computer hydraulic water models, compared advantages and disadvantages and prepared cost estimates.

He continued explaining all of the above issues in depth.

Turner asked that Paul had indicated they had the surveys from the neighborhood 25 people.

Kristen explained how the fire flow tests work with the hydrant. This data is used to confirm the .model in the system for problematic conditions.

The results have shown most of the data was above the PSI minimum. At times during the day it did drop down.

Keays asked what time of day were the tests taken. Kristen said every two minutes for 4 and half days in August. He wondered if they took the test near the hotel. She said yes.



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Keays says when he was up there as there was hardly a trickle of water about noon on a given day. Keays says Turner lives in that area, Turner asked where the hydrant was located in the north end. She pointed out on the map where these hydrants are. Kristen confirmed they did do the testing along this stretch of new Rochester Road. The results of the testing on Sixth Street was interesting, she confirmed due to elevation the development does experience times of low water pressure.

Keays is not interested in Sixth Street; he wants to know about Colonial Park and New Rochester Road. He does not understand how she can say they have normal pressure. That water pressure is gone up there. It was not adequate pressure in that area. Kristen confirmed they did not go into some people's homes to test. They also tested at the outside faucet. Turner asked how much the gauge was they used. Kristen says a gauge like that cost \$500. Joyal confirmed they only tested one home and that was all that was needed; Turner thought they would be testing more houses. She confirmed the size of the pipes has a lot to do with the low pressure. These are only minimum amounts that she is talking about and it will not help if Turner was to upgrade his pipes.

Paul Cote continued to explain the assorted system improvements that can be made; he noted the water pressure tank fluctuates only about 3 feet during the day, they can maximize the use of water storage and increase the water pressures by about 2 PSI in the system. He continued with further suggestions including that the city may decide to increase the minimum pressure goal to 50 PSI with the installation of a booster pumping station.

Another alternative would be to connect to adjacent water systems in nearby towns; he pointed out the pros and cons of this scenario. He went over the costs involved if they were to improve the system.

Keays says years ago they used to pump out of Willand Pond and they had no problem, the minute we cut them off we started having problems. They cut them off because of iron in the water. He wanted to know if it would be feasible to go back to this system. Paul says without the pump running all the time they are subject to the elevation of Garrison Hill.

Trefethen asked about the increase of the water main on Central Avenue as one of the options. What does this do for pressure, Paul says not much; it would only increase the hydraulic capacity of the system in the fire analyses; this would only be a fire flow issue. Trefethen asked is this about the structure of the water tower; Paul did not get into specifics, but the taller the site the less expensive the tank.

Turner asked what do cities that are relatively flat do; Paul says they have multiple zones.

Turner asked about the 3 basic recommendations but there are only two price solutions. Ciotti asked if there is a house pump available that an individual could install to increase the pressure. Paul says anyone that has a well has one of these.

DeDe asked in this analyses he presumes the water supplies come from the same wells.

The Mayor says when we talk about the size of pipes inside of these homes and will some of them have a different sound or pressure than a resident in a different area of town. He also asked about the year of the home and what is the average size pipe in the homes. Paul is not an expert in this area. Discussion ensued about how this could raise up the water pressure in this area. The Mayor commented about how the hotel and restaurants in the north end have hurt some of the pressure. What type of effect would



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we have seen from the residents. Paul says the folks nearer to the hotel would notice the most change in pressure.

Cheney asked about internal pumps as Ciotti had mentioned and how much are they. Paul thinks around \$500. or in that price range.

Ciotti asked about a new water tower and do we own any land that is higher in elevation.

Joyal says depending on where we wanted to site the tower; there is plenty of city owned land we could put a tower on. The question is that the tower would need to be placed at least 50 feet higher than Garrison Hill to add pressure to the system.

Keays noted the total cost was 6 million dollars and do we need to replace all the mains.

Paul says no and Bill Boulanger answered Keays technical question.

Cheney wondered about the number of homes impacted by this. Paul Vlasich says they sent out 500 notices to the area.

B. CAPITAL IMPROVEMENTS PROGRAM OVERVIEW

The Mayor called the meeting back to order and asked Joyal to explain the CIP program that is a 6 year plan put together each year and part of our budgeting process and it begins almost right after the approval of the annual budget.

He wants to review the projects and work on a schedule for the planning board's presentation. The council needs to make a decision and see if they want to adopt the 6 year plan as this is what they can expect for infrastructure improvements. This is a process done to maintain some financial stability within the city. It allows the city manager and city council to lay out a plan for a budget impact from year to year. It allows the governing body to communicate the long term plans for the city. This is not a wish list but maintenance needs in a prioritized structure. He will try to convey the question of priorities. The CIP is a multi year plan but looks over 6 years to try to determine the needs of the municipality. The first year is what the capital budget becomes and that is composed of different financing methods. The city charter requires he as the city manager prepare and submit a plan to the city council. The Planning Board first submits their recommendations to them. The departments were given instructions to reprioritize needs and projects and to update cost estimates. The Planning staff has gone through each of these projects with prioritizing in mind. This document contains a significant amount of information. For simplifying this there are 5 or 6 pages they can look at to get a summary of information.

Capital projects are defined as any asset that exceeds \$10,000 in costs and prior councils have established financial policies. Debt financing is just that we take out bonds for these projects based on the life of the item. Debt financing is recommended for non recurring projects that are within a 3 year period over \$100,000. Some of the items will show up in the operating budget and they are paid out of the operating budget in a pay as you go. For capital reserves they do set aside in the water fund and this is a type of savings account for an anticipated need. Another source of funding is grant funding through the state and federal government. Also related are some school projects that the state provides building aid for.

Those are the 5 sources of debt that make up the CIP program. There is an attempt to wean the city of long term debt. When you debt finance a project generally speaking you pay



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140% more for a project. We also have debt limits that are determined by statute. We should only use this when it is truly needed. This past year he recommended we increase the capital reserve but it was limited back to \$50,000 by the council. Other items addressed last year in the CIP and in some instances they will see where funding is showing over multiple years. He will be asking the council to authorize the funding for the project even though it extends over the next two years. He will want them to vote yes or no on this.

He proceeded to review the CIP booklet starting at the beginning.

He noted if we do not begin to wean ourselves from debt we will have used 83% of the policy debt limit by the year 2012. We need to take some of these items out of the CIP and put them into the operating budget. By law the city cannot exceed 86 million in debt. The current policy is we will not exceed 67 million in debt. Based on this proposal we would have 40 million in debt. He noted the water fund would exceed the councils limit set for this fund if they were to address the north end water pressure issue.

DeDe asked what the current bonding rate is. Joyal says to look at page 66 and it was last month 4.4%. He expects this to increase when they go to market next year. Capital is an easy area to cut but very difficult to put back. Over the 6 years this is a 132 million CIP if adopted.

On page 42 we have projects we have yet to undertake but have approval for them and have not been allocated such as open space.

He quickly reviewed the debt tables. There is a lot of info in this booklet and of interest to folks that are interested in how the city maintains its infrastructure. On page 19 through 37 is the abbreviated summary. He will answer questions.

DeDe asked if we will be able to do this with the Planning Board as he thinks this is a good idea.

Joyal has not discussed this with Chairman Cole as yet. Mr. Cole says the Planning Board stands ready to work hand in hand with the council and they would like a couple of workshops to work together. He asked about page 42 on the debt authorized unissued for clarification and could the council back off on some of these items. Joyal says yes. Cheney asked about the 20/80 split on the traffic improvements. She is wondering about the PRPS and would like more information on the costs related to this. Joyal explained this is the cities share the PRPS will be paying their own share. Keays asked how much we are going to retire this year. Joyal says 4.989 million. Trefethen stated point of procedure on pages 36 and 37 if he understands correctly the council can decide to delete the project or move it from one year to another. He asked can they add a project. Joyal says yes it is only limited when we get into the advertising of this.

Ciotti commented on page 23 the general fund debt and does that pay down increase our rating with the credit agencies. Joyal says it is looked on favorably. The Mayor asked for questions from the Planning Board. The Mayor would like a general analysis on what and how much we are retiring. And can Joyal get a scenario of what a simplified inflation rate can do.

The Mayor would like to work out a schedule. Joyal says we are about a month behind in this. We would like to have the council make a decision before the next construction season. He would like to make up some of this if possible. The regular council meeting



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is next and then the waterfront. The Wednesday after Thanksgiving they could have a workshop to go over the CIP, then a 3rd workshop in November and have the council vote right after the first of the year. This is all by working with the Planning Board as they also need to approve this. We would adopt the first regular meeting in January. Scott wants at least two public hearings on these projects. Also he wants us to look very carefully so that we are not putting a heavy burden on the taxpayer. Trefethen says the 23rd is the day before Thanksgiving, there will be a workshop on the 15th and no meeting on the night before Thanksgiving as there is a 5th Wednesday in November this month. Keays has listened to Scott and about that 34 million; this is if we approve everything on page 68 existing authorized and proposed that is general fund water sewer and economic development fund. Joyal stated our debt at the present time is 87 million. Joyal's pet peeve is we continue to fund street improvements with debt service and this is a regularly recurring maintenance item and they have been put in this position and then it is almost impossible to dump it back into the operating budget.

2. ADJOURN

Keays moved seconded by Scott to adjourn at 9:30 pm with all in favor.