



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: Joint City Council/Planning Board Workshop Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **November 29, 2006**
Meeting Time: **7:00 p.m.**

Present: Mayor Scott Myers, Deputy Mayor Jason Hindle, Councilor Bob Keays, Councilor Doug DeDe, Councilor Dean Trefethen, Councilor Catherine Cheney, Councilor Harvey Turner and Councilor Dennis Ciotti.

Absent: Councilor David Scott

Planning Board Members present: Donald Andolina, Tony McManus, Marcia Colbath, Frank Torr and Kirt Schuman.

Staff Present: City Manager Mike Joyal, City Attorney Allan Krans, Recreation Director Gary Bannon, Police Captain Tony Collaruso, Fire Chief Perry Plummer, Community Services Director Doug Steele, Planning Director Steve Stancel, City Planner Bruce Woodruff, Environmental Projects manager Dean Peschel.

1. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Hindle led the Pledge of Allegiance.

Hindle then stated that the Transportation Advisory Commission met on 11/27 and have scheduled a public hearing regarding the Rizzo Study CIP projects for this year and outer years for January 11th. He stated that notices will be going out soon and he would like this meeting to be televised in the Chambers.

2. CIP REVIEW WITH PLANNING BOARD

Mayor Myers began by welcoming the Planning Board members in attendance stating that they had a late meeting the night before and appreciates their being here this evening. He stated that they are here so that the presentations can be made by the Departments in front of both the Council and Planning Board. He then reviewed the upcoming meeting schedule for the Council through January 2007.

Joyal began by stating that he would like to review the CIP document in an abbreviated form and then will have staff present the details. He began on Page 36 of the CIP document. He stated that they will not be reviewing the north end fire station, School Department or north end water pressure this evening.

Joyal reviewed the Capital Reserve Account stating that last year it was cut to \$50,000 but he is requesting \$100,000 again this year as he would like this amount to be increased by \$50,000 each year as they are looking to use it for fire apparatus in Year 4 (2011) for \$450,000. He explained that there are also Capital reserve funds in the Water and Sewer Funds which are used specifically for those purposes.

Trefethen asked if we do increase the amount of the request by \$50,000 each year what effect will it have on the projected tax rate next year versus the potential savings.

Joyal referred to the analysis in the narrative section which are calculated based on assumptions.



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Trefethen stated that if a good portion of that account will be used on the fire truck, then it would be good to have that done.

Joyal referred to page 24 regarding policy issues stating that we are weaning away from debt by building the capital reserve account as we end up paying 140% more with debt financing versus paying up front.

He continued to review the CIP requests on page 36.

Regarding Open Space, he stated that the city has been progressive and aggressive of open space and thanked the Open Lands committee explaining that there is long term benefit to these purchases. He stated there is no money in Year 1, but there is \$1,000,000 in each of Years 2 and 4.

Myers asked where the \$1,000,000 of unspent funds shows up in this document.

Joyal stated on page 42.

Planning Board member Don Andolina asked about the \$1,000,000 allocated in last year's CIP, was it left in or cut out.

Joyal stated it has been left in and has been authorized, it just hasn't been committed yet.

Marcia Colbath stated that there are 3 projects that will close in the next year and there is enough money in there now for those.

Joyal went on to the Cemetery Improvements explaining that this is one of the oldest municipal cemeteries and we have to maintain it. He stated that the roadways and walkways need repair and there is \$400,000 in year 4 which will also include opening up new sections and irrigation/drainage lines.

Keays stated that for years the Cemetery always had a "slush" fund.

Joyal explained that there are trust funds which are perpetual care and maintenance funds. He stated that we do use some of the maintenance funds for lawn mowing and landscaping and if we didn't use it then more would accumulate in the funds, but it would cost more to the taxpayers to pay for the maintenance.

Discussion ensued regarding the cemetery fund.

Next, Captain Tony Colarusso presented the Police Department CIP request which includes continuing the vehicle replacement program of 5 and 4 each year and a police storage facility for \$350,000 in year one. He explained the current storage facility on River Street will be lost to development and this will be an addition of a 4 bay to the current facility out on Mast Road. Hindle asked if there is a new police facility which is being proposed, shouldn't this be combined with that.

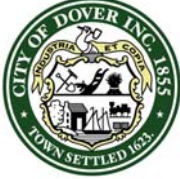
Colarusso stated yes, if the \$7,000,000 in Year II is approved, it should be combined.

DeDe asked if the whole thing will be climate controlled. Colarusso stated yes.

Turner asked what vehicles will be stored there and where are they kept now.

Colarusso explained that there is a crime scene unit which is kept at an off-site location, a "peace-keeper" armored vehicle and the parking enforcement equipment and vehicle. He stated the current River Street location has 3 bays so they will be getting an extra bay, but they will need this for storage of bicycles, etc. which are currently stored at 2 rental units, one at \$128.00 a month and one which was donated.

Turner stated that the current Public Works facility is enormous, so is there any space in there that can be used until maybe a new police department is built.



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Doug Steele stated that it is already at capacity especially in the winter with the diesel trucks being kept inside and groundwater protection issues.

Colarusso stated that there is already an impound lot with a chain link fence at the Mast Road location which will remain the same.

Joyal explained that the issue of a new police facility is separate because realistically it has been shown that the Police Department needs more space as they are bulging at the seams and already have some operations off-site, and if the police department is to be kept in the downtown area it will be difficult to find enough space for the facility itself without storage space. He stated that when the space needs analysis of city hall is done they may find that they can accommodate the administrative services of the police department, but they will still need a storage area.

Discussion ensued regarding various scenarios.

Turner stated that although we are not discussing the north end station tonight, he wondered about using the Broadway station for the police storage as there is already a 3-bay garage in the middle of the city there.

Mayor Myers pointed out that some items are listed under Debt Finance and some are in the operating budget, so that when discussing this, the Council needs to give the City Manager direction that yes something can be put in the operating budget as long as they remember this when voting on the budget in June. He stated if someone doesn't support putting something in the operating budget they should let it be known right up front and to keep in mind they are long-range planning.

Next, Fire Chief Perry Plummer presented his CIP request and distributed a separate handout (see 11/29/06 meeting folder). He stated that there are some items in the strategic planning document that he handed out that aren't in the CIP because there are other ways to fund these items i.e. grants, etc. He reviewed the vehicles that are in need of replacement and their various life spans and uses.

Joyal stated that he has tried to address the fleet replacement schedule with a sense of reason and not have to replace everything at once, but also having to make up for the years that they weren't replaced.

Next, Plummer discussed the Training Facility, stating that this is a free standing burn training building which can be moved. He stated there is an academy in Concord for this training but you have to get the people up there and it costs a lot of money to cover these shifts, etc. He stated that there used to be buildings that were acquired or donated for burn training, but there are not many of them now and the EPA is getting stricter regarding this activity.

DeDe asked if there are other communities in the area that could use this as well.

Perry stated it would be a goal to rent it out to other communities.

DeDe stated this is a similar situation to the shooting range for the police department where all communities need them, but they don't all need to build their own and suggested a county-wide approach and asked has this ever been addressed with the county delegation.

Plummer stated they have not approached the county but they do have mutual aid with other communities, but the problem is there is a cost to sending people to other communities with covering shifts, etc.

Discussion ensued.

Plummer then reviewed the rest of his presentation.



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Trefethen asked about the ambulance operating budget and are the ambulances being bonded or not.

Joyal stated in the current plan it will be bonded.

Trefethen stated that in the past there was talk of partnering with Wentworth-Douglass Hospital regarding purchases of ambulances.

Plummer stated they have met with WDH in the past and have been somewhat successful with \$25,000 at one point which was money that was required to be put back into the community and more recently \$60,000.00 donation for 3 defibrillators. He stated they have been close to partnering with them for ambulances but Medicare laws don't allow it and it would be too costly for us to give up our Medicare reimbursement of \$700,000 to do it.

Trefethen stated he wants to see the ambulance in the operating budget and to remember it at budget time.

DeDe stated that there are 2 sides to the ambulance story; cost and benefit.

Keays stated that the revenue from the ambulance should go back into a fund for vehicles.

Plummer stated it goes back into the general fund and it costs the same amount of money either way.

Discussion ensued.

Cheney stated that the Capital Reserve is being earmarked for a specific purchase, the fire apparatus, but that doesn't add up to \$1.3 million.

Joyal stated that ideally over the 6 year period it will accumulate to \$1.3 million with \$900,000 being spent on the fire apparatus leaving a \$400,000 balance and then in the next years building up the balance. He stated that by law, the Capital Reserve must be used specifically on vehicles and infrastructure and only the Council can approve it.

Community Services Director Doug Steele was next to give his presentation. He stated he will not be addressing the Transportation Improvement Plan or Rizzo Study recommendations as those will be done by the Planning Department.

He reviewed various items including a new street sweeper for \$200,000, \$250,000 for bridge repairs, etc. as well as street improvements based on the 10 year plan which rates the various streets and their conditions. He stated that regarding the street improvements, there has been some controversy with the fact that roads are being paved before others that are in worse condition, but again, based on this plan, they are trying to keep ahead of the roads before they fall into the "bad" category as it costs more once they are at that point. He stated that 45-48% of the roads are in unsatisfactory condition, but he feels that they need to give the program time to work.

Hindle stated that as a Council they will need to at some point seriously look at a Master Plan for street improvements for the city as he has received lots of complaints and recently a petition for road improvements in one neighborhood. He stated that the Council should work with the Planning Board on this and also decide whether to bond this or put it into the operating budget like the sidewalks are. He feels that the Council is having a hard time explaining this program to the public.

DeDe stated that regardless of how much money is allocated, it would be much more understandable if there were a Master Plan of roads in need so that when money is available they can prioritize and also have it in case of an emergency, and if no emergencies arise, then



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they can do more on the list. He agrees that there needs to be a strategic approach to the effort so that they can explain it to constituents.

Trefethen agrees that a plan needs to be formulated and that there are 2 aspects that need to be addressed. There needs to be a plan so that people know when their street is scheduled to be done and also how much money it will cost which should take the politics out of it. He stated he understands the current process and for the money that they will commit, it makes sense because more streets can be done versus 3 or 4 that will have to be completely rebuilt. He continued by stating that when it is budget season, road repairs are the first to go because it is a big chunk of money. He concluded by stating that the current plan is good for maintenance, but we need a plan to address the bad roads.

Myers asked how much was spent on streets last year.

Joyal stated that \$2,000,000 was allocated but some of it was used for flood damage and Blackwater Road.

DeDe stated that when it is budget time and if there is a plan, people will see their street is coming off the list if that amount is cut.

Don Andolina stated that he sees that there is a bridge improvement and a bridge replacement account and asked what is the difference.

Joyal explained that one is for preventive maintenance and the other is for specific bridges i.e. Whittier Street Bridge which has gone too long without repairs.

Steele stated that the \$250,000 is for general repairs.

Keays asked when did the City take over the Oak Street Bridge.

City Planner Bruce Woodruff explained that the bulk of the bridge is in Rollinsford, but the traffic is from Dover. He stated they have requested that it be put on the State plan.

Keays stated that it isn't Rollinsford's bridge either, it is the Railroads.

Woodruff stated the railroad isn't taking responsibility for repairing the bridge.

Discussion ensued.

Stancel clarified that it is not yet on the State plan.

Turner asked what do we do in the meantime as that road is awful.

Joyal stated we are hoping to get on the State plan and inspections so far have indicated that it is safe. He stated that although it is not a State road, the State is interested in this because it is a major traffic route.

Cheney asked if we already have an application in to the State.

Woodruff stated no formal application has been submitted but letters have been written by our representatives on the Seacoast Metropolitan Planning Organization.

Keays stated that the City likes to go to court, so let's take that to court too.

Steele continued with his presentation with Sidewalk replacement.

Myers reminded the Council that last year there was \$400,000 for sidewalk replacement and the \$150,000 was cut during the budget process and stated that this is another example of making cuts without realizing the ramifications.

Ciotti asked if there is a linear foot estimate.

Steele stated it is \$70.00 per linear foot.



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Ciotti asked why on Glenwood Avenue is there some asphalt sidewalk and then concrete. Steele stated the asphalt was done because of the cost.

Steele continued with drainage system improvements stating this is part of the ongoing EPA requirements.

Tolend Road Landfill remediation – Dean Peschel stated we are closer to closure and explained that the city's portion was going to go from 42% to 62% because of Collins and Aikman bankruptcy, but Textron (the original PRP) stepped up to the plate to cover the original amount attributed to that company.

Trefethen asked if \$4.8 million is the city share or the total cost.

Peschel stated it is the city's share.

Discussion ensued.

Steele continued his presentation stating that regarding the Henry Law Avenue reconstruction, they will begin with the middle section from Hanson Avenue to Browning Drive with curbing and sidewalks and replacing some pipes, so this will now be Phase I.

Trefethen stated that there was money allocated in 2002 and 2005 but it is still not starting for 3 years.

Steele stated that next season they will be using the 2005 funds, the rest will be used in 3 years.

Regarding Tolend Road/Watson Road, Trefethen asked if this will include sidewalks. Steele replied no.

Steele concluded his presentation.

Steve Stancel and Bruce Woodruff addressed the Rizzo Study Transportation Improvement Plan (TIP) projects. Stancel stated that all of these issues were presented to the Council in early 2006, so he will keep his presentation brief.

Stancel began by stating that the Rizzo project is not focused on the Waterfront Development, but addresses existing problems in downtown and is meant to be phased in.

He stated that the first step will be the signalization of Chestnut Street/Central Avenue Intersection which will help promote the north/south alternative.

Trefethen asked about the slope up to Central Avenue and will it be left like that, or will something be done to it.

Stancel stated there will be *some* mitigation and it may no longer be a 4-way stop there.

Stancel then reviewed a map of the proposed downtown traffic changes which are meant to achieve the main goal of making downtown more walkable and pedestrian friendly and also gets more traffic flowing for the retail businesses.

Myers stated that the key to this is systematic funding.

Stancel stated yes and if anything is bumped back, it should all be bumped back and kept in order.

Hindle asked Stancel to explain the changes to the Chapel Street area.

Stancel explained that this change will allow people to make a choice rather than be forced to go around the loop and although the traffic may be slower, it allows better flow from point 'A' to point 'B'.

Hindle stated that tractor-trailer trucks get jack-knifed on St. John Street with the current pattern.



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Hindle asked what exactly was the money appropriated last year for the Rizzo projects spent on.

Stancel stated there were interim improvements made to Main Street with a lane shift, but they will be going out to bid to engineer the changes.

Turner stated that he is skeptical returning Dover to two-way traffic and will be speaking out against it and he wants this information brought out to the public as he has never seen this map before tonight.

Stancel stated he understands his concerns. He explained that years ago many communities went to one-way traffic and are now going back to 2-way because the one-way was actually choking off the downtowns.

Turner wants examples of the communities that are going back to 2-way.

Joyal stated Laconia and parts of Rochester.

Hindle understands Turner's concerns but feels this is a generational gap issue with there being one-way traffic in town for the past 50 years, but before that it had been 2-way for 300 years.

He continued stating that this has been a thorough process with 5-7 public hearings and input from the businesses which have brought it to this point. He stated there will be another public hearing on January 11th. He stated that the major issue that has brought it to this point was the numerous complaints of bottlenecks at peak times back in 2001-2002. In 2003-2004 the Rizzo plan was adopted by the Council and the Planning Board adopted it as an addendum to the Master Plan. He stated that now that it is coming into place, they will continue to have public hearings and will keep the public informed.

Trefethen stated he understands people's concerns as it is a change and he feels that people need to understand that this will not make traffic go faster but is meant to be more efficient and more pedestrian friendly. He continued that there have been other projects done that people said wouldn't work including the Chestnut Street "S" curve, but it does work as well as the 3 lights on Route 108 from Burger King to Store 24 intersection which he was against, but was convinced it would work once he saw the traffic model plan that actually showed how the traffic moves and where it is coming and going. He stated again, that the traffic will not move faster, but the traffic lights allow cars from other streets to get into the main flow.

Turner asked how he can see the traffic model plan that Trefethen referred to.

Stancel stated that the City doesn't have the software to run the program.

Turner wants the maps posted at city hall.

Stancel stated they are also on-line.

Myers stated he has attended several of the Rizzo public hearings and is glad that it was stated up front that this is not tied to the waterfront development and is needed anyway. He stated that not only is it pedestrian friendly and creates more parking spaces, it allows people to stay on the main roads instead of taking shortcuts. He credits the TAC for reaching out to the businesses and public and knows that they will continue to do so. He stated these recommendations will continue to get his support as presented and in the order presented. He stated this was the most comprehensive study done in 40 years.

Cheney stated she also saw the Rizzo presentation and had asked if the waterfront wasn't developed was it needed and she was told "no". She stated she has gotten 2 different answers at 2 different presentations. She stated she is concerned that the traffic will move slower as she



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was recently in Shrewsbury and felt there were too many traffic lights and doesn't want that to happen here.

Stancel stated regarding the 2 different answers he will check the minutes but feels the question may have been misunderstood. He stated this will facilitate the waterfront development but it is also for other areas in the community. Secondly, he explained the analysis of the intersections that has occurred and stated that this will work better.

Woodruff stated that in the original destination study it was found that traffic will be slower in the downtown core but will lessen the amount of traffic on each road.

Stancel continued with the bridge improvement on Route 108 stating that there are problems at peak times in the morning, but that in Year 5 they are looking to add lanes to the bridge or by eliminating the sidewalks and islands. They are looking for a street light upgrade from upper-square to the Cochecho River and will be coordinating this with the Main Street Program.

Hindle stated that TAC has received complaints from the Waldron Towers/Riverview Apts. area regarding the lighting and also wants the lighting to match as they proceed with the waterfront project.

Trefethen asked about page 37, Rizzo Downtown Parking under special revenue funds which is the current parking fund and any bonds for a parking garage being covered by income from that fund and not the taxpayers.

Joyal stated they are currently studying the feasibility but the current parking system is self-sufficient.

Hindle stated that there is a parking garage sub-committee and the meetings are open to the public.

Stancel continued that the Rizzo Report shows that the Orchard Street parking lot is the most intensely used lot so that is where there should at least be a parking deck added.

Trefethen asked that when that is engineered could we add how much it would be to add additional decks as well.

Woodruff then review the Transportation Improvements Program (see pages 44 and 45) stating that funds are drying up from the federal level on down. He stated that the Washington Street Bridge replacement is costing more due to soil borings but the good news is that there will be no property tax dollars used.

Hindle stated that he read in USA Today that the Amtrak for our area is number one for increased rider ship.

Next, Recreation Director Gary Bannon gave his presentation.

Turner asked about the Woodman Park School Tennis courts, and wasn't money already appropriated for this.

Bannon stated it was \$4,500 to fill in the cracks but this is for the paving of the entire court.

Next, Bannon discussed park improvements and the Amanda Howard Park which needs a lot of improvements.

Ciotti asked where the gravel money is being used.

Bannon stated Shaw's Lane as well as some other projects i.e. Sullivan Drive and he doesn't know what is left.

Joyal stated there were some allocations for the McConnell Center recently.

Bannon continued with vehicle replacement.



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Next, Park Improvements for Maglaras Park stating that a comprehensive Master Plan has been done and will work well with whatever happens down at the waterfront and could potentially be a place where high-level teams could play.

Myers asked what the projection is for everything to be included including basketball, tennis, etc.

Bannon stated 6.7 million. The 3.8 million is just for the baseball park portion.

Keays asked how many fields will there be.

Bannon stated one major league size field and one practice field.

Keays asked if there will be fields for the younger kids.

Bannon stated they took those out due to the cost.

Keays asked what about the fields that are there now.

Bannon stated those will go away and they will use the Shaw's Lane fields instead.

DeDe asked if there will be outside user fees assessed to use these facilities.

Bannon stated yes this could be a revenue source and he has already been talking to a team.

DeDe stated that until revenues are in place he is not looking at this.

Keays disagrees and feels that we took a chance on the McConnell Center so we need to do the same for this and feels this will be a great showplace for Dover.

Hindle moved to suspend the rules to go past 10:30, seconded by Ciotti.

Motion passed on a 7-1 roll call vote, DeDe opposed.

Next, Bannon discussed the Bellamy Park Bridge which is to replace the bridge that washed away in the flood to connect the 2 parks together.

Next, he distributed a hand-out regarding the Shaw's Lane Bathroom facility (see 11/29/06 folder)

Keays stated that they do too much watering down at Shaw's Lane field and why should we put up a building up there if the fields are not going to last.

Bannon stated he agrees that was a problem but they now have an outside lawn contractor.

Myers clarified that this is only for the outside shell but the user groups will be donating the inside necessities.

Guppy Field Park Improvements – Bannon stated this is a major rebuild and this park is used for 9 months out of the year.

Keays stated this is the oldest park in the city and blames the people who use the field for its present condition and feels it should be given back to the youth.

Trefethen asked if we have looked at the cost difference between artificial and real turf.

Bannon stated that hasn't been priced out on this project but we do get 30 times the use of the field with artificial.

Thompson Pool Bath House – Bannon explained that this is 30 years old and has never been renovated and this is to replace it and build it in a different area to allow for a better traffic flow.

Indoor Pool – they are looking to put in natural lighting which will be Phase 5 of the project. This will put windows in the south facility wall and will give some solar benefit as well.



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Bannon next discussed the Henry Law Park Improvements which would be to continue the river walk behind the Butterfield Gym building which even with the relocation of the recreation department would still tie in to the renovation of the building for the Museum.

Finally, Dunaway Field turf which would be half the city and half the school side, discussion ensued regarding field usage and the need to utilize them more efficiently within the City.

3. ADJOURN

Trefethen moved to adjourn at 11:02 p.m., seconded by Keays and passed unanimously.