



CITY OF DOVER

## CITY COUNCIL MINUTES

Meeting Type: **WORKSHOP**  
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820  
Meeting Date: **Wednesday, July 18, 2007**  
Meeting Time: **After Special Meeting**

Workshop opened at 7:50 p.m., Councilor Scott Absent.

### 1. SPACE NEEDS DISCUSSION

Joyal reviewed the background of the space needs study stating that there are several options to choose from. He stated that an RFP went out for a space needs study and he is here to get preliminary direction from the Council as to which one to proceed with.

Option A: Expand/Renovate City Hall and Police Station - \$17,949,000 - \$20,019,000

Option B: New Police Station - \$7,930,000 - \$9,700,000  
Renovate City Hall - \$6,850,000 - \$7,655,000

Option B2: City Hall Reorganization, Implement Partial Option B - \$883,950

Option C: City Hall Reorganization, Minimal Wall Modifications - \$234,000

Option D: City Hall Reorganization, Moderate Wall Modifications - \$283,300

Option E: City Hall Reorganization, Optimum Design - \$430,150

Joyal stated that Option E has the longer term value in addressing the space needs of City Hall but his immediate intention is to bring together the City Clerk/Tax Collector offices.

Turner stated that none of these give more space to the Police Department and he thought the Police Department would be going upstairs once some of the other offices went into the SAU space and that a mezzanine space was going into the Auditorium.

Joyal stated that Options A and B address the police department needs but doesn't feel that any of the other options are going to give the police department long term solutions. He further stated that money for the police department may be in combination with the Parking Facility which will be self-funded and is a major component of Option B, but would not address city hall renovations. He is looking more towards options C, D or E.

DeDe stated that the combining of the City clerk/Tax Collection was approved as part of the budget and so that needs to be physically relocated. He stated he too is disappointed that the police department is not being accommodated and feels that the auditorium is over-sized and under-utilized. He feels that option D is most appropriate and in the confines of the budget. He stated he is 100% in support of customer services being in one place and cross-training personnel for a high level of service.

Cheney stated that she only received this information today and needs time to review it and feels there are different directives than what was presented and feels that the auditorium is fine as is.



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Myers stated we are only having dialogue about this tonight.

Hindle is concerned with doing this piece-meal and wasting money doing the short-term options and feels that future Councils should be kept in mind. He agrees with Cheney that he has not had enough time to review this and would like to focus on the bigger picture including the police department, building a new one or keeping here at City Hall. He disagrees that the auditorium is too big but does agree that it is underutilized.

Art Guardano, AG Architects – stated that the discussion is right on target so far and further explained several of the options.

Trefethen stated we are looking at \$16-20 million at today's figures but when it actually gets done it will be even higher and also feels we have to take a look at the emotional attachment to this building which is 74 years old and well constructed, but is still 74 years old. He stated it was the same issue with the McConnell Center that was a historical building. He stated we should still revisit a combination fire-police station but we are several years away from that decision. He stated that no matter what we do or how much money we spend we may not be able to make this building work for the Police Department. He stated he is looking to Option D at this time as he feels we should do the absolute minimum because it may not ever work. Myers agrees that we need more time to review the information but he also was hopeful that this would include the police department space needs as he doesn't see a new police station on the horizon. He reminded everyone that the Council did vote on the Manager's budget that included merging the City Clerk/Tax Collector and that this should be done at the minimum.

Discussion ensued on the various options.

Myers summarized that it was agreed that there was no direction given tonight and that Art Guardano will come back with answers to some of the questions the Council had tonight and that there will be a workshop scheduled for August to continue this discussion.

Discussion ensued.

Joyal stated that as the Council reviews the space needs study document he would like them to know that he favors Option D.

## 2. ADJOURN

Keays moved adjourn at 9:02 p.m., seconded by DeDe. Motion passed unanimously.