

**MINUTES
NON PUBLIC SESSION
DOVER CITY COUNCIL
WEDNESDAY
OCTOBER 19, 2005**

**6:00 P.M.
CITY MANAGER'S OFFICE
NON-PUBLIC SESSION**

The City Council will meet in non public session to discuss consideration of the acquisition, sale or lease of property.

NOTE: This meeting is not open to the public per RSA 91A-3 II (d).

**7:00 P.M.
WORKSHOP
COUNCIL CHAMBERS**

1. Pledge of Allegiance

Members Present: Councilors Dean Trefethen, Darlene Colwell Ellis, Doug DeDe, Mayor Pro Tem Jason Hindle, Councilors Robert Keays, Matt Mayberry, Otis Perry and Mayor Scott Myers, Councilors absent Councilor Bob Lewis. Also present: was City Manager Mike Joyal.

2. McConnell Center

3. Joint Council/Planning Board Workshop - FY 07-12 CIP review

The Mayor opened the meeting stating we are in a joint workshop session tonight to review the CIP with planning board along with a presentation on the update of the McConnell Center. He then turned the meeting over to City Manager Mike Joyal for a brief overview. Joyal stated he has prepared the 2007-2012 CIP. He wants to start with the school department by having Nick Skaltsis review their projects. He explained the CIP allows us to insure the public's health and safety and make sure we can maintain our roads and facilities. It also is used to anticipate growth in the community so we can get utilities into those areas also it is the key to continue coordination of activities for all the city departments including the school as well. By law he is charged with preparing the CIP; the Planning Board provides the overview that helps bring it to life. Also there is the process for the budget of which the CIP is a part of starts as soon as the budget is adopted. The Planning Board will conduct their review and discussions during their meeting and the city council has to a role to adopt the 6 year plan also to adopt the next coming year. At this time next week we will have the bonding authorization public hearing in November and adopt this in December. We need to get the projects out to bid and ready to start in time for the new construction season starts. He gave a brief overview of the CIP booklet. He pointed out a couple of special projects including the identification of the downtown traffic Rizzo improvement project and the designation of the CIP projects in a special revenue fund of which one of them has to do with the McConnell Center. Also the alternative means of financing these projects to accommodate the improvements in the downtown and waterfront. (see the handout in 10-19-2005 city council workshop folder) he continued we need to wean ourselves from debt and start putting some of these items in the operating budget. The council has started this process with this past budget that was passed. This has a huge impact on rates and utilities. He noted on page 30-32 the elements of the impact of our credit rating on borrowing. He continued with the break down of actual items and projects. On page 43 is the Dover Transportation Improvement Program these projects have a 20% match by the city. He mentioned the additional handout for page 46. Lastly on page 49 is all the financial information ratios and long term trends and measures; then the amortization tables. He anticipated how much debt we are

**MINUTES
DOVER CITY COUNCIL
OCTOBER 19, 2005
PAGE 2**

retiring which is 4.5 million for the general fund.

He called on Nick Skaltsis, chair of the oversight committee for the McConnell Center to give an update of the project. Nick stated he is joined here by Gary Gilmore, Jack Buckley, Paul Mauceri and they are unanimous in their request and recommendations for the McConnell Center (see handout in council folder). They have received an opinion of costs for the rehabilitation of the building in the amount of \$5,931,654 in total costs. They wanted to formalize the project in order to go forward with all utilities separated. They are looking forward to the City Manager going into lease agreements they are also asking for a capital reserve fund for this project, they want a committee for the supervision of the rehabilitation and operation of the facility. The forecast at this time and the likely first time they would be occupying the school is September of next year. He explained the proposed tenants and users of the McConnell Center. Mayberry commented that Nick had previously been quoted as saying this was not going to cost the taxpayers a cent. Nick says their cost is one million dollars higher than previously thought. These were 2004 numbers and there are several other changes to the building. They are planning on giving the senior center its own ramped entrance and other similar costs have added to the cost of the project. Nick stated he only came on board this year and it is now at 59 dollars per square foot, this is not an unreasonable number. They should have been suspicious of the 37 dollars per square foot.

Keays mentioned to Nick that he was on the School Board when he read an article in the paper stating that building was not safe for children and he sees we now have the Charter school going into it. Keays would rather put the money into the WPS; that school is a disgrace to the city of Dover and he hopes something is done to this school. He also wonders why they were in such a big hurry to close the senior center; with out them they may as well put a bomb to the McConnell Center. His vote will be no on this item.

DeDe commented the word abatement without qualifications refers to hazardous materials and this was a large factor in the building. As to the escalation of costs anyone who has done a building renovation knows you do not know what you will find; the McConnell Center fits this description. He feels it would be outrageous to do this to this grand old school. He continued explaining his view saying the reality is this will be a municipal center and yes there is an expense involved if we do nothing. He feels it is a wise investment for the city.

Nick made a last point for the building to be operated and for the building to pay its own bills we would be looking at \$700,000. He is here to explain what is needed for this amount of money. The Mayor says this is one of the most hardworking dedicated committees working for the City of Dover. Keays wants the people to understand we have a white elephant on Portland Avenue and we already received the bill from the county and we have to pay 25% of that; all the taxpayers are doing is handing out money and it just can't continue.

Joyal says the school department is next. Dr. John O'Connor says there will be several presentations this evening; he had a handout requesting that there is a pavement issue that needs to be resolved in front of Horne Street School and has been a problem for many years.

Laurie Verville had a handout for the WPS improvements. Nick Skaltsis is now here as chair of the Woodman design committee. He was on the school board when some of the delays occurred with this. Gary Goodreau is the designer on the project along with Anne Watson, principal and Laurie Verville. He explained this item is a "need" item. There have been several delays; he listed all the improvements at the other city schools that have taken precedence. They feel this building is well worth renovating. He continued to explain the handout (see city council workshop folder of 10-19-2005). He reviewed and explained the plans attached to the

**MINUTES
DOVER CITY COUNCIL
OCTOBER 19, 2005
PAGE 3**

handout including the parking area and tennis courts. He hopes they will consider funding this project in full.

Mayberry feels this is long, long overdue and will be supporting this project. The next step is the council will appoint a Joint Building Committee to decide on what the spending will be on this. Trefethen has a question for the City Manager regarding the reimbursement from the state. Joyal says on page 41 this amount is factored into the analysis. He asked about the school impact fees from new housing construction and where would the other schools get their impact fees from if we use all the impact fees on WPS. Nick knows of no other construction on schools. Keays asked about the basketball court and if it will be a full court. Hindle says this a project he has wanted to see since day one since he came on the council; this is a long overdue project. The Mayor says we are voting on year one of the project. Joyal answered that he will be asking them to approve the projects so that the engineers, contractors, etc. know what is committed. Nick explained the library will be the focal point of the building. The Mayor is in favor of this but he asked about the moving of the SAU offices. Nick did respond to Councilor Keays saying the school can be open all evening for the gymnasium to have general access.

Dr. O'Connor came forward to explain the moving of the SAU from city hall to the area designated in WPS. He thinks it will be much more functional with all the special ed directors, etc under one roof. He also thinks the City Manager is looking for his space here at city hall. DeDe asked about archive storage and is it not possible to store records digitally. Dr. O'Connor says the cost is prohibitive and it would be a monumental task to do this. Trefethen has a follow up question and he would like to talk about us undertaking the whole project instead of just funding the one year. Joyal says they will be voting on the entire project. Mayberry wants the SAU locations put into the program, Joyal says when the resolution comes forth they can move up the SAU move.

Joyal wants them to speak on the DHS improvements, Laurie Verville stated they want \$600,000 in 2010 and \$600,000 in 2011 and what they have started to do in the general fund is tighten the general maintenance and be able to address the electrical components resealing of the roof and wall perimeters, she asked for questions. Also, in 2012 they are requesting artificial turf for Dunaway. Trefethen asked if this is a projected cost or real cost. This is a projected cost of \$800,000 to make the field and maybe they will be able to bring in some revenue from it.

Joyal continued on page 34 explaining the projects. The capital reserve is first, the intent is that they build a reserve so that out in the year 2010, 2011 they can buy the fire apparatus outright without having to debt finance that. The Open Space Land committee is working on a number of projects, he is looking for a million dollars to be bonded for them. He explained the assorted projects including Human Services as well as the senior center portion. Trefethen wanted to know the scope of the gymnasium rehabilitation at the McConnell Center. The funding on this was proposed from the gravel funds so the entire amount is already covered. The municipal records storage facility is no longer available at the McConnell Center and we are storing items in a Butler Building and there is no longer space in that so he is proposing putting a small addition on the back of the Mast Road facility for storage and the archiving of records that we do not have room for in city hall. Hindle says we as a city need to put some type of funding together to digitalize these records as the city clerk and other departments are in need of storage space. Joyal continued one other aspect of this facility would be to make an impoundment area in this enclosed area. We are looking at painting of the clock tower and electrical work in city hall needs to be done and there is the issue of the front steps that is forthcoming also the gold leaf for the clock tower in the amount of \$315,000, also included is Councilor DeDe's AC for the chambers. He continued to review the list of needed items, they want to add a new Butler Building for the storage of equipment. He explained the additional year's projects. Perry

**MINUTES
DOVER CITY COUNCIL
OCTOBER 19, 2005
PAGE 4**

mentioned some of the funding for the cemetery work can come out of the capital reserve accounts. The Mayor asked about the new location for the police department and will city hall become a lonely place with the Police and School Department moving. The City Manager will be looking at space needs for the SAU as well as the police department. Trefethen asked about shared functions. Mayberry says wouldn't it be appropriate to have an outside company come to do a study and look at response time for the police and fire departments. The City Manager says it is not so much of a response time but the police needs to remain in the downtown for public safety. Hindle echoed what Mayberry and Perry say about looking at a combined safety facility. He also mentioned the master plan also mentions this and we should have a public debate to resolve both of these needs. Trefethen asks if we were to consolidate the police operations would the outreach center also be included. The City Manager does not feel the police and fire chief are jaundiced as DeDe has indicated. He thinks the chiefs can make their own recommendations to the City Manager. DeDe thinks an outside point of view would bring some new elements to the table.

The Fire and Rescue vehicle rotation has a recommendation replacement of every five years. He continued with the police department's requests then community services and the issue of sidewalks, do we continue to expand and build more or maintain the ones we currently have.

Keays does not understand why we have two street sweepers and why we need a new one. The City Manager explained this piece of equipment has a lot to do with clean air quality and is a needed item.

Perry left the meeting at 9 pm. Keays would like the strength tested on our sidewalks because he goes over to UNH and their sidewalks have no cracks but the brand new sidewalk on his street has 9 cracks, the City Manager will check into this for him.

DeDe left the meeting at 9:05 pm.

At this time the Mayor asked if we shouldn't schedule another workshop for the CIP as we need to go back down stairs to our non public session tonight. The City Manager continued to explain the community service projects.

Hindle asked about the last item and the downtown street light upgrade he wonders if this item should be moved up in years as this is a public safety issue.

Colwell Ellis asked about the Tolend Road project and after 2009 does that complete our obligation, Joyal says no there will be an ongoing operational cost associated with this for at least the next 30 years but this it is as far as capital output is concerned.

Don Andolina has a question on the Tolend Road landfill. He asked are we getting any federal funds to offset these costs. Joyal said no and we have spent a couple million dollars so far. The City's projected numbers are at 20 million dollars . Mike suggests we have another joint workshop next week. He also would like to set up a bus tour of WPS and some of these other projects that need to be done. It was decided they would meet at 7 pm next week for a workshop as Hindle is concerned about the number of councilors that are not here. He then reminded the council we need to adjourn to the City Manager's office to continue the non public session. Hindle moved seconded by Keays to adjourn at 9:20 pm.

**JUDY GAQUETTE,
CITY CLERK**