

**MINUTES  
SPECIAL MEETING  
DOVER CITY COUNCIL  
CITY COUNCIL CHAMBERS  
WEDNESDAY  
DECEMBER 7, 2005**

**6:00 P.M. (Changed from 6:30)  
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.  
SPECIAL MEETING**

1. Pledge of Allegiance
2. Roll Call

All councilors present; meeting started at 7:15 pm.

3. RESOLUTIONS:

- A. **Resolution RE: Appropriation for FY07 Capital Improvements Program (CIP) and Authorization for Bonding.** Sponsored by Mayor Scott Myers by Request.

Hindle moved seconded by Mayberry to adopt. The City Manager reviewed the CIP as presented and advertised, before substituting as a whole the replacement with updated figures. The Mayor clarified a councilor could bring an item back from the old resolution. Mayberry moved to substitute 3A, Lewis seconded the motion. Motion passed 8-1 with DeDe opposed. Hindle had a question on voting each item up or down and taking them in order and at the end vote the entire resolution up or down. Mayberry asked if we want to pursue moving an item forward, when do you want to address it. Joyal says any items not on the resolution right now will need to have its own public hearing process. He suggests they act on the items before them. Mayberry feels there was a clerical oversight from last year's resolution. Joyal explained what Mayberry had mentioned, Joyal says Hindle had read old CIP minutes and they say to have the North End Fire Station moved up as it was the intent of the council's vote last December and it can be accomplished but it is a separate process.

Lewis wants to take time and discuss how we should address these items. Also he thinks there has been a message sent to city councilors to hold back and cut. We should apply the desirable of what is needed and what is desired, if it isn't broke don't fix it. We should continue to fund projects that are invested. We should also support items that will provide a significant return such as the first item. Finally we should vote on items that are mandated. He wants them to be fiscally responsible. The Mayor reminded everyone at home watching that this is a multi step process starting with the approval of the Planning Board.

Keays wants to let the people know that he has discussed it with his constituents in ward one and he will tell them right now he supports Open Space but his vote will be no right up to the Woodman Park School project.

Hindle stated with regard to adopting the city manager's proposed resolution where does that leave us with the tax rate. Manager Joyal says originally it would be a 37 cent increase with tonight's changes they would reduce it to 24 cents with impacts into year 8 and 9 of the CIP as well.

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DeDe agrees there is a strong feeling within the community to hold the line. He mentioned his good friend and supporter Nick Skaltsis and how much concern he has with this CIP. He feels that is probably true about the CIP and some of these items belong in the operating budget. The Mayor noted in the spring we talk about what was suggested from the CIP to be put in the operating budget. The Mayor explained the tax consequences of moving some of these items to the operating budget in the spring but it would be with severe tax implications. The Mayor then asked them to look at item 3A, the substitute as a whole.

# 1. Open Space - Hindle moved Mayberry, Colwell Ellis and Perry seconded the motion to keep as a million dollars to leave in this item for open space. Trefethen is not clear if we want an amendment for future years as we go along. The Mayor says we need to take action on what is here and in the future we can bring up other items. Trefethen clarified we are not taking action on a specific land purchase this simply sets the money aside. Hindle says the same applies to all of these projects. Perry says back to procedure, all we need to do is vote to remove not to leave items in. The Mayor added for the record the Planning Board recommendation was for a million dollars.

#3 Perry moved to remove \$115,000, Lewis seconded the motion. Perry moved to delete, Lewis seconded the motion. Colwell Ellis would like to see this item reduced. The Mayor wants to defer this idea until the first motion is addressed. DeDe will support removing this item. Hindle would like a prioritized list of the improvements if the city manager was to bring this item back in the operating budget. The Mayor clarified that the city manager probably already has some items that did not show up here that the city manager may have intended to show up in the operating budget. Motion passed on a vote of 6-3 to remove with Trefethen, Keays and Myers opposed.

#4 Lewis moved to remove the \$750,000, DeDe seconded the motion. Mayberry would like to reduce it to \$500,000 to allow them to at least start looking at land. DeDe says there is no study only an estimate that they could use a building and there will be some space available in city hall. Lewis added if we think after we do a study we want to put the police and fire together we need to get a plan and then put funding in place. Mayberry wants to know where they are going to get money to do a plan. Joyal says the space needs analysis which will come from in house but there has already been a space needs analysis done. We also have a space needs analysis related to city hall itself such as using the rear of the city hall auditorium for office space. And there are options for moving the school offices out of city hall; we have also looked at moving the police somewhere else in city hall but there just is not room for a police department in city hall. DeDe noted this study of the police departments needs and the city council has not had an opportunity to review these plans. So before the city council goes ahead and bonds this \$750,000 which would be setting a price. Lewis agrees with DeDe on this adding we sold land for \$150,000 a couple of weeks ago and now we are going to give the police department \$750,000 for land. Motion passed 7-2. to remove with Mayberry and Colwell Ellis opposed.

#6 Hindle moved to reduce to \$125,000 with DeDe seconding the motion and to send \$100,000 to the operating budget. Keays wants to see \$200,000 committed; he does not feel they need this and it should be stricken from the list. Motion to reduce to \$125,000 passed on a 6-3 vote with Perry, Trefethen and Myers opposed.

#7 Hindle has question about how much is left in previous CIP's. Mayberry moved to reduce to \$1,250,000. Lewis seconded the motion. Trefethen says the number 2 complaint by constituents is roads even though these two things are in competition; we really need 15 million in today's dollars to get our roads up to par. Perry agrees we are way under

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spending what it takes to manage our roads. Lewis agrees with Mayberry's motion because there are several items on the list that pertain to roads. DeDe won't vote for the motion as he has an alternate motion even though he agrees with Mayberry's motion. Hindle is concerned about how stretched out and how far behind we are with these projects. Joyal tried to help them understand the scope of these projects as these are mostly preventative maintenance projects, overlays, manhole cover replacements, and curbing issues. The Mayor agrees with Trefethen on the condition of the roads. We only have \$76,000 leftover in this budget for this year. He feels this is way too deep of a cut. Motion to cut failed on a 2-7 vote with Mayberry and Lewis in favor. Lewis moved to make the new number \$2,000,000 Perry seconded the motion. Motion passed on a vote of 5-4 with Keays, DeDe, Trefethen and Hindle opposed.

#8 Joyal says this has been recognized on the federal transportation projects list. We will get 1.8 million dollars for the \$231,000 expenditure.

#9 DeDe says we have an ongoing obligation on this item

#10 Lewis is in favor to fund the \$350,000 because it is near his house on Glenwood Avenue and it is in terrible shape. Keays wants to remove the \$350,000; Mayberry seconded the motion as he agrees they just ripped up the street to fix the water main, DeDe also agrees with the motion. Lewis wants something on it just to smooth it out as it is in terrible condition. Trefethen clarified this is the completion of the project and needs to be done. Motion failed on a 4-5 vote with Keays, Mayberry, Hindle and DeDe in favor.

#12 Keays does not see why the city should have to give a penny of this money, he feels Liberty should be responsible for their own expansion, this should not be up to the taxpayers of Dover. The Mayor noted some of the money is for the growth of the city out in that area. This is not just expanding to meet Liberty's needs. But it is unfortunate the state is not coming to the project with any money. DeDe says Liberty Mutual is a valuable local tenant but they are only a part of this and should not have to pay this. This is an investment for the city and should have the support of the entire council. Keays does not feel the taxpayers should be burdened with this project, he objects. Trefethen stated in the spirit of full disclosure, his wife works for Liberty, she had not had any say in this and he does not feel he has a conflict of interest as it will not benefit him or his wife monetarily. (see statement in council folder of 12-7-2005).

#13 Hindle says the TAC (Transportation Advisory Commission) recommends both of Rizzo's projects; number one on peoples minds is taxes and number two is road repair. Perry moved and DeDe seconded the motion to move this item to the operating by putting \$165,000 in operating budget. Motion passed on a vote of 6-3 with Myers, Hindle and Trefethen opposed.

#14 DeDe moved to remove item seconded by Mayberry; motion passed on a vote of 6-3 with Myers, Hindle and Trefethen opposed.

#15 Lewis moved to take the money and move it to 2008 with Hindle seconding the motion. Mayberry clarified it is \$200,000 and \$200,000 and \$2,000,000. The city manager noted on this project we have drainage issues in the Broadway area; he asks that they consider maintaining \$200,000 to fix the drainage and this is an insurance liability. Mayberry does not understand why we keep pouring money into drainage on Broadway; this item keeps coming back for more money. Mayberry offered a friendly amendment to reduce item by \$2,200,000 leaving \$200,000 for the drainage, DeDe agreed and the seconder agreed. The City Manager says there are access issues with regard to the railroad. Motion to leave \$200,000 passed on a vote of 9-0.

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- #17 The Mayor noted this item is spread over two years. DeDe noted the record of the school department is an excellent one. Keays is in favor of this project and he hopes they pass this item tonight.
- #18 Lewis moved seconded by Keays to remove the \$250,000 as he feels we are putting the money into WPS this year. For the record the Planning Board recommendation is to fund this item. Motion failed on a vote of 2-7 with Keays and Lewis in favor.
- #19 Trefethen moved to remove with Keays seconding the motion. Trefethen noted this is his last stand he thinks we are throwing good money to bad. We have appropriated a lot of money for this building but it has not been spent. He is not in favor of this project. It is true we will have to do something to either demolish or shut the building up. He believes in the concept but when he thinks of the building that could have been built for the same money as this is still going to be on the backs of the taxpayers still. Perry will be in favor as he has worked very hard with the McConnell committee for the reuse of it. He explained the assorted uses currently going on in the building. Also it is a historic building and part of the downtown city landscape and many feel a connection with the place. The money in this CIP will be used to bring the building up to code. The occupants will be paying a great share of the operating expense of the building also he is not sure we could tear it down due to the condition of the wills involved. So he will not vote for Trefethen's motion. DeDe says when this was first presented a year ago it was said the renters would pay all the bills, but now this project has grown and there is an investment in this building. The real value of the facility is in the expanded programs provided for in the building. The City Manager has concentrated all the city activities in one area of the building, it will be a beautiful building; he urged council to support it fully. Keays appreciates DeDe's statement but he reminded him that when the committee came here they told us it would not cost a cent and now they have spent 6 million dollars. Trefethen says we promised the seniors an expanded program and he intends to have the committee keep their word. The Mayor supports this project also and the addition of the Children's Museum to the city will offer a lot. He will probably not fund anything further than tonight though. Mayberry says Trefethen is a man of his word as his mother is a senior. Motion to remove the full amount failed with Keays and Trefethen in favor of removing on a 2-7 vote.
- #20 Mayberry moved to delete seconded by Lewis. Perry asked if this was TIP eligible. Joyal says no Hindle would like to see this money for the study in the operating budget. The Mayor would like this project to stay in and be funded. DeDe will support removing this item. Hindle supports the money for the study but says isn't it the city's policy that this be at least \$100,000 for debt financing, the Manager Joyal says if it was a stand alone item that would be correct. Motion passed 6-3 to remove \$75,000 with Myers, Hindle and Colwell Ellis opposed.
- #21 Mayberry asked if this project can be broken up or phased in. The City Manager says possibly; but he would like it funded or just not do it. Mayberry will support this as it has been around as long as he has been on the council, this is a major project. DeDe interrupted this was for future needs of the city and future development and he was hoping impact fees would be the primary source to fund this. DeDe moved to delete seconded by Lewis. Perry asked how much is in the impact fee fund but the City Manager cautioned the water impact fees are not as significant as the sewer impact fees. Jeff asked them to turn to page 42 for an explanation. Keays says you do not want to lose a well. Motion failed on a vote of 1-8 with DeDe in favor.
- #22 The City Manager wants to study the pressure issue over the next year or so; Keays would

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like to put a pump at the bottom of the hill and pump the water up to Indian Village as he guarantees if you put a pump there they will get the pressure. No action was taken.

#23 No action.

#25 The Mayor noted the Planning Board recommendation was for \$170,000 - no action.

Hindle then asked for an update on the total. Jeff stated there are \$3,785,000 in reductions so far. \$22,403,000 is the new CIP amount. The Mayor asked about the combined tax rate. Jeff stated it will be an additional 22 cents in 2007 for city and school.

Trefethen reminded them we need 6 people to vote in favor in order to pass this CIP. Mayberry wants to reduce #7 with a further reduction by \$500,000 down to 1.5 million. Lewis seconds the motion to reduce. Trefethen says if we remember right we started with 24 cents and now we are at 22 cents, he is not sure this would accomplish anything. Motion failed on a 4-5 vote with Perry, Myers, Trefethen, DeDe and Lewis opposed. Motion as amended passed for \$22,403,000 on a roll call vote of 8-1, with Keays opposed.

**B. Resolution RE: Appropriation for FY07 Capital Improvements Program Non-Debt Financed Projects.** Sponsored by Mayor Scott Myers by Request.

Hindle moved seconded by Mayberry to adopt; motion passed roll call vote of 8-1 with Keays opposed.

The Mayor asked if there is any interest in discussing the six year plan. They took a five minute break. The Mayor asked if we want to make any changes. Perry wants to make a motion to adopt the idea of 2-6 years. Trefethen wants to amend the plan to do 2 things the first is to add 1 million to year 2009 and 2011 for 1 million each. Hindle seconds the motion. Trefethen says this will set forth a plan for the OLC to know what they have to work with in the future but this is by no means a commitment. Lewis thinks this is time for the city to reexamine its long range plan in total. Lewis made a motion to adjourn with Keays seconding it. Motion failed with DeDe, Lewis and Keays in favor of adjourning. Colwell Ellis asked if we fund an additional 1 million where does this take the current project in the pipeline. Trefethen says it will not affect the current project list. All in favor of the 2 million for open lands. Trefethen wants to amend it so that the police facility will be delayed to 2009 as opposed to next year, Hindle seconded the motion. Trefethen says based on discussions we have had we will not be ready to build it. All were in favor.

Trefethen motioned to move the North End Fire Station; the Mayor says this could be done maybe next week at our last meeting this year. All councilors were in favor of the prior amendments as they were passed by all.

**4. OTHER**

**5. ADJOURN**

Lewis moved seconded by DeDe to adjourn at 9:45 pm.

Submitted by  
Judy Gaouette, City Clerk