



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: Wednesday, November 5, 2008
Meeting Time: 7:00 pm

Present: Mayor Myers, Deputy Mayor Trefethen, Councilors Callaghan, Carrier, Cheney, Dede, McCusker, Scott and Weston.

Also Present: City Manager Joyal, City Attorney Krans and City Clerk Lavertu.

Councilor Scott led the Pledge of Allegiance.

1. CAPITAL IMPROVEMENTS PROGRAM (CIP) OVERVIEW WITH PLANNING BOARD

Mayor Myers referred to the CIP and explained that it was a six-year plan for the City's capital purchases or projects. He said the Council would be looking at fiscal years 2010 through 2015, which begin on July 1, 2009. He said the basic criteria for something to be in the CIP would be a cost of \$10,000 or greater and a useful life of three years or longer. He said it could be a vehicle purchase, road construction project, road and sewer upgrades, and school replacement or addition. He said the Council had a number of things before them and they will be presented with the Planning Board. He said there will be several opportunities for the public to comment on the CIP, both with the City Council and Planning Board, over the next few weeks. He said that the School Superintendent and School Board members were also present, because there are several projects that involve the school.

City Manager Joyal referred the Council to the CIP Book and went over a few things. He reminded the Council that this CIP Book was not authorizing funding, but a plan. He said after the CIP is approved, then he will come back to the Council with resolutions to fund the plans in a number of different ways. He said the Council should be focusing mostly on Fiscal Year 2010, but will also look at the following years. He went over the rate changes for Fiscal Year 2010: Tax Rate Change of \$0.62; Water Rate Change of (\$0.01); and Sewer Rate Change of \$0.18. He went on with his discussion of the CIP Book. He referred the Council to Page 15, and discussed the Council looking at and possibly changing the City's self-imposed financial policies to see if the limits are still realistic, or if adjustments are needed to make the debt levels come back down under the City's limits. He went over the summary of financing methods and different tables with the Council. He asked the Council if they had any general questions before he started discussing the different projects in the CIP.

Councilor Scott referred to Page 19 and asked what the \$13.2 million was under Special Revenue.

City Manager Joyal said that was the funding for a parking facility.

Mayor Myers invited Superintendent John O'Connor to give his presentation on the School Department's portion of the CIP.

Superintendent O'Connor gave his Powerpoint presentation on the School Department's portion of the CIP.

Councilor Scott asked how many students from Barrington and Nottingham were presently enrolled.

Superintendent O'Connor said there were 500 students from those communities, fewer than 30% of the student population in the high school. He said there is a strong possibility that Barrington will not build a high school and will ask to extend the 10-year agreement.

Councilor DeDe asked what Barrington paid per student.

Superintendent O'Connor said they paid about \$10,000.

Mayor Myers asked why the School had \$1.25 million left over from Fiscal Year 2009.



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Superintendent O'Connor said the first \$400,000 out of the \$2 million was for the roof project at Dover High School. He said the other \$100,000+ was for architectural and engineering studies that were needed for Horne Street School.

Mayor Myers asked if there was a project that wasn't being done that explained the \$1.25 million.

Superintendent O'Connor said the money was earmarked for Horne Street School.

Mayor Myers asked if it was just put in last year to save for this coming year.

Superintendent O'Connor said that was correct.

Mayor Myers asked what the original cost was for the Woodman Park School when it was built back in the 1960's.

Superintendent O'Connor said it was under \$1 million.

Mayor Myers said the renovations that were just completed were for \$12 million.

Superintendent O'Connor said it was \$12.5 million.

Mayor Myers said he applauded him for trying to issue debt equal to what is being retired by the School Department, but he referred to the inflation index and said it was far less spending power. He asked if it was possible to do the Horne Street project in one year versus two, or if the School was saving up the money to start the project in Year 3.

Superintendent O'Connor said they were actually in the final stages of selecting an architect. He said if the money is approved they would love to begin the construction in July or August.

He envisioned the project being well under 18 months.

Mayor Myers asked if the addition had to occur prior to the renovations.

Superintendent O'Connor said it should happen before they need the additional space to move students. He said the School do both the addition and renovations at the same time, and move the students to a rental property. He said they were looking into McIntosh College.

Mayor Myers asked if there was any significant savings in doing the project in one year.

Superintendent O'Connor said it depends on if you borrow the money in a lump sum, or borrow it a year from now when the City doesn't know how expensive it's going to be. He said he told the School Board that if they were just looking at matching the amount of retired debt, he was concerned there wouldn't be enough funding.

Councilor DeDe said if the School used rental space, like McIntosh College, work could be done quickly and the City would avoid issues like air quality. He said he leaned toward a one-year plan.

Superintendent O'Connor said if the Council decides they would like to change it to one year, he recommended that a formal meeting be called between the Council and the School Board.

Deputy Mayor Trefethen said the bottom line was basically the tax cap. He asked for more analysis on the expected cost of one year versus two years, and looking at rental costs versus inflation costs.

Mayor Myers referred to Page 29, and said he understood that the School wanted to use the \$100,000 in the School Facility Reserve Fund, and said he would prefer the City try to build up the reserve funds to pay for larger projects.

Mr. Ronald Cole, Chairman of the Planning Board, referred to the money that the Dover High School is going to need. He asked how much it cost to build Exeter High School.

Superintendent O'Connor said \$48.1 million. He said the City of Cambridge, with a campus similar to Dover, was anticipating costs for renovations of \$130 million.

Mr. Cole asked if there were ways for the City to tell Barrington that they need to do something.



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Superintendent O'Connor said their contract expires in 2014, and they will have to make a decision within the next year. He said they do have the land set aside and have been putting money aside in their capital reserve fund for the last five or six years. He said it will be up to the Town whether or not they want to build that school. He said Dover can tell them in 2014 that we don't want them, but there would be a significant impact to that. He said the City would lose \$6 million in revenue. He said the City also has to consider the impact of trying to renovate a school when it is at capacity. He said regardless of whether the Barrington students remain or go, the need is still there to renovate the building.

Mr. Cole said he knew the work needed to be done; the City is looking at exceeding limits, and he just doesn't know where the money is coming from.

Mayor Myers thanked Superintendent O'Connor.

City Manager Joyal started on Page 20 and went through the projects with the Council.

Deputy Mayor Trefethen said the prices are the same for police vehicles throughout the six years, and asked if that was realistic.

City Manager Joyal said the state bid has been consistent for the last few years.

Councilor DeDe says he sees other communities using other vehicles besides Ford Crown Victorias and asked if Dover considered using the smaller vehicles.

Police Chief Colarusso said there was a cost for the fitting of the protective barriers. He said he has discussed this with Sam Crowley, Fleet Supervisor, and has found that the Ford Crown Victoria really fits the needs of Dover. He said they are transitioning to Ford Fusions for detectives, and have saved \$704 in fuel.

Councilor Callaghan said part of the success of this program was because of the age and size of these vehicles. He said the larger communities were using them for taxi cabs. He said the program wouldn't be a success if the City didn't have Ford Crown Victorias to sell.

Police Chief Colarusso said that was correct.

City Manager Joyal continued with his presentation with Fire and Rescue. He said Chief Plummer prepared some background information that was on the Councilors' desks. He asked the Council if they had any questions.

Deputy Mayor Trefethen asked Chief Perry Plummer why the replacement for bunker gear and breathing apparatus was all scheduled in one year, instead of spreading it out and paying for it out of the operating budget.

Fire Chief Plummer said part of it had to do with technology changes in the breathing apparatus, and he didn't want mixed technology, because the Fire Department has to be 100% efficient 100% of the time. He said the bunker clothing was bought all at once last time and it all needs to be changed again. He said all these items are eligible for a federal grant and he would look into that.

Mayor Myers asked Fire Chief Plummer about the ladder truck and possibly looking into another vehicle that would still give the same capabilities, but in a lower price range.

Fire Chief Plummer said the difference between a ladder and tower truck is not much money, but significant with capabilities.

Mayor Myers asked for a simple spreadsheet showing the different options and capabilities.

Fire Chief Plummer said that wouldn't be a problem.

Councilor McCusker asked what the figure was for maintenance of the older vehicle.



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Fire Chief Plummer said they have been able to maintain it in-house, but it is the most expensive piece of equipment to maintain.

Councilor McCusker asked if this vehicle would be sold at the time of the purchase of the new one.

Fire Chief Plummer said there was a market for used fire apparatus overseas. He was not sure of the amount, but it would definitely be used to pay toward the new apparatus.

City Manager Joyal continued with Community Services and Public Works.

Councilor DeDe questioned the Washington Street bridge repair.

City Manager Joyal said it was a railroad bridge.

Mr. Chris Parker, Director of Planning and Community Development, said the railroad wanted the bridge lowered to accommodate a doubledecker train.

Deputy Mayor Trefethen said the railroad benefits; why don't they pay for it?

Mr. Chris Parker said the State benefits from it. He said as part of the City's negotiations with the State, the State asked the City to municipally manage the project. He said in doing so the City will only pay 10%, instead of 20%, for TIP. He said the City was leveraging 10% to get 90% funding for that portion of the project. He said the City would be spending \$15,000 of the \$750,000.

City Manager Joyal said this project has been in the works for years.

Deputy Mayor Trefethen asked if it benefitted the State because of air quality or traffic congestion.

Mr. Parker said that was true, but it also increased the passenger rail, and increases the potential for other benefits.

Deputy Mayor Trefethen said he still had a hard time seeing how it benefits the State more than the railroad.

Mr. Parker said the City is allocating \$15,000 from non-debt and non-taxpayers' funds, and the City is receiving a bridge replacement project that we don't have to pay for.

Councilor DeDe asked if it was the same company that is giving the City trouble on the Broadway underpass.

Mr. Parker said yes, it was.

Councilor DeDe asked if there was any potential for leverage.

City Manager Joyal said they were working diligently on that issue. He continued with his discussion of the CIP. He asked the Council if they had any questions about Community Services and Public Works.

Councilor Weston said she noticed that the bridge replacement for Whittier Street was moved up, and that the costs went up substantially for engineering and design: \$250,000; and \$3 million to replace the bridge.

City Manager Joyal said the work was comparable to the work on the Cochecho Bridge and he was using those estimates. He said all these projects are estimates based on comparable projects in the City and other outlying communities.

Councilor Carrier asked if it was an option to replace a street and put in another that isn't on the list.

City Manager Joyal said this was the Council's plan, and they can move things around.

Councilor Carrier asked if all the streets have been totally assessed in the City.



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City Manager Joyal said at least every two years the City does a complete visual assessment of every street, where it is ranked and scored. He said the City has a Master Plan of the fixes that are needed for the different streets. He continued with his presentation with Culture and Recreation.

Deputy Mayor Trefethen asked if the money shown for Maglaras Park was based on the Master Plan.

City Manager Joyal said it was based on the Master Plan that was done for the park. He said he would suggest that the Council looks at what needs to be done versus what people want to be done.

Councilor Weston said this project also has a substantial increase from last year's CIP, and asked what was added to expense.

City Manager Joyal said some of it was just cost increases, but it also showed adding on a third year of construction. He said the Master Plan is much more comprehensive than what was put into the CIP last year. He continued with his presentation.

Deputy Mayor Trefethen asked if the City would still have two pools.

City Manager Joyal said the theory is, if the City can set up the Jenny Thompson pool to be used year round by enclosing it, the City would have one pool.

Deputy Mayor Trefethen asked what would happen with the current indoor pool.

City Manager Joyal said at this point he didn't know. He said it was just a theory right now, and if the numbers don't work he probably won't recommend it.

Councilor Weston asked if there was any chance of the Children's Museum expanding if the indoor pool is closed.

City Manager Joyal said there has been no discussion of that. He said the City is just trying to look into running just one pool year round, be able to accommodate all the programs, and be more cost effective.

Councilor Scott said a lot of people use the indoor pool year round. He said there wouldn't be enough swimming space.

City Manager Joyal said that will have to be looked at.

Ms. Linda Merullo, Member of the Planning Board, said the upgrade to the Jenny Thompson pool could bring in more people and could have more demand. She said she was concerned about closing a pool.

Deputy Mayor Trefethen asked if there was some expected heavy-duty maintenance for the indoor pool.

City Manager Joyal said the dehumidification system needs to be replaced, the roof needs repairs, and lighting is required. He said nothing has been decided. He is just presenting a concept that he still has to research the numbers for.

Councilor Callaghan said the plan was an idea, and asked where the numbers came from.

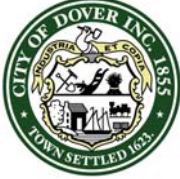
City Manager Joyal asked Mr. Gary Bannon, Recreation Director, to speak on it.

Mr. Bannon discussed the proposed plan and costs to enclose the Jenny Thompson Pool.

Mr. Cole referred to Page 3, and asked about the criteria for CIP and how it worked with the pools. He said the swim meets exclude Dover citizens. He also wanted to look into building an artificial turf field. He wanted to revitalize the Field Committee.

City Manager Joyal continued with his presentation.

Deputy Mayor Trefethen asked about the carpeting in the Library.



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Ms. Cathleen Beaudoin, Library Director, said the money in the current budget was from last year, along with a \$10,000 donation, totalling \$15,000. She said the price of carpeting went up 9% in two years.

Councilor Callaghan asked about carpet squares, and being able to replace just the wornout squares.

Ms. Beaudoin said she was disappointed to find out that you can't use carpet squares over hardwood floors.

Deputy Mayor Trefethen asked about the condition of the hardwood floors.

Ms. Beaudoin said they are really bad. She said they would also be very noisy.

Mayor Myers thanked Ms. Beaudoin.

City Manager Joyal completed his presentation with Water and Sewer. He said it only takes a simple majority to adopt the plan, and a 2/3 vote to approve the funding.

2. ADJOURN

Councilor Carrier made a motion to adjourn; seconded by Councilor McCusker.