

**MINUTES**  
**SPECIAL MEETING/WORKSHOP**  
**DOVER CITY COUNCIL**  
**CITY COUNCIL CHAMBERS**  
**JANUARY 28, 2004**  
**7:00 PM**

**WORKSHOP:**

1. Pledge of Allegiance            Perry led the Pledge.
  
2. Discussion RE: Capital Improvements Program

The Mayor explained we will have a special meeting after the workshop to vote on the CIP. \$1,975,000 was already approved on the December agenda; tonight there is \$8,924,000 to consider.

**1...McConnell Bldg Improvements:** Trefethen suggested reducing to this item to \$425,000 from \$675,000.

**2...Open Space Land Protection:** DeDe would like this supported fully.

**3...City Hall Auditorium Renovations:** Mayberry says the Dover Arts Commission would like to work with the City staff and their plans; he would like to leave this item at \$125,000. DeDe mentioned the idea of renovating the auditorium; he suggested the \$125,000 be held for another CIP. Mayberry says they would be coming to the council before making any major changes; they simply want to paint, do the ceiling, floors and chairs. Keays is all for the \$125,000 as he sat on the stage and saw the disrepair. Perry is ambivalent about this as he knows there were prior plans that included revamping the whole auditorium. He is afraid if we put money into it and then if they change it in a couple of years this would not be a good use of the money. The Mayor agrees with Perry by holding off for a year or two and doing all the renovations at the same time. Hindle stated before the goal setting session he was all in favor of the \$125,000 but after hearing the City Manager speak, he would like to hold off and come back next year with the entire package. Trefethen echoes what the last three speakers have said. He feels we could do the intent of the renovation with a partnership with the Arts Commission. There seems to be a consensus for this. Mayberry wants everyone to remember that we do not seem very interested in taking care of the property we currently have. Keays does not know why we are worried about office space when we have the McConnell Center. He does not want this room destroyed by putting office space in there. Trefethen does agree with Mayberry somewhat but he feels it is being used right now as it is. He assured Trefethen in a year that Mayberry would have his report.

**4...Central Station Renovation:** Keays was originally in favor of this item but after reading the paper on the goal setting session, he now disagrees. He can't vote for this if it means they are going to work towards a new fire station at the north end. The Mayor jumped in to clarify that some of the goal setting items that were stated in the paper were not exactly correct. DeDe stated he went up and visited with the Fire Chief and looked thru the facility. He feels in time there will be a need for a fire station in the near future. His take on things is he would be in favor of replacing the windows now due to heat loss. Mayberry has spent time at central station also and he feels there is a need for a room with a table. When the trucks have had to leave, it is a precarious situation and guests that they have frequently need a place that is safe. Colwell-Ellis agrees with Mayberry and feels these are delayed maintenance issues that should have been taken care of. Recently the fire dept has started charging for some services and she feels this would all balance out. Keays is from the old school, when you put in new offices, sooner or later you will need more help. He is not in favor of the renovations as he is very much aware of the land that was purchased previously for this purpose. Trefethen will go along with DeDe's suggestion of the new windows. He understands the issue of office space

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and keeping the public out of the truck area but he feels there are enough service organizations that would be willing to help. Perry wants to know what just the windows will cost. Chief Plummer says \$26,000. Mayberry asked how much new revenue did he bring in thru the department last year. The Chief says \$80,000 more than the year before. The Chief explained the new area. Colwell Ellis asked if we do in fact do another fire station, would we be eliminating the Central Station. The Chief said no. Keays wants to know how much of a bay they would be taking for the office space. Perry explained. The Mayor agrees with DeDe and Trefethen. But he does not feel this is an emergency right now. He would look at the windows now though. Hindle asked if we were to appropriate the \$26,000 out of the operating budget, he would like to add the \$26,000 to that. There is a consensus to only do the windows and this would be out of the operating budget.

**5...Ambulance Purchase:** Hindle feels this is an important purchase and we need to invest in it. DeDe, Trefethen, Colwell-Ellis agrees and Mayberry does too...so does Mayor Myers.

**6...General Streets Improvements:** Hindle wants to keep the \$750,000 and add \$250,000 to make it one million. Mayberry will concur with that. Trefethen has a question for Pete; if we do add that amount of money will we be able to accomplish the Back Road project. Pete says yes, they have already received the survey from McEneaney Associates on this item. Keays commented wasn't Middle and Back Road all done in 1991. Pete says yes, but there were only 2 inches of gravel placed there instead of the normal 3 inches. Dede concurs.

**7...Drainage System Improvement Study:** There was no discussion.

**8...Tolend Rd Landfill Remediation:** Dede is under the impression there are things in the offing on this project. Mike Joyal is not aware of anything, there has been progress on the remediation, etc.; this has extended the amount of time it has taken for that project. Perry asked is the \$500,000 for the final design for next year. Pete explained about the EPA's requirements and this is our 42% share.

**9...Street Improvements – Glenwood Ave.:** OK as is.

**10...Street Reconstruction - Henry Law Ave:** Pete explained late breaking info as they had previously asked him about Penny Lane to Back Road. He has found there is quite an increase in costs by doing Henry Law Ave. with all the sidewalk construction also it would be narrow as well as difficult to go up hill there. Also we would need several easements from the residents and there is a great amount of ledge from Tennyson Avenue to Back Road. Curbing would not be installed on the Rousseau farm side (see price breakdown that Pete handed out). Mayberry has a proposal to start the project from Niles Street and go out to Back Road. That would be about \$1,477,000. Pete feels those people would welcome a sidewalk in that area. The Mayor read the new amount of \$2,500,000. Perry asked about the last two segments and could we take out \$1,327,000 to go from Nile Street out. Dede has a question on the traffic study and have they been looking at any of these streets. Hindle, chair of TAC, explained about their main focus and how they would have to take a look at this with regard to the future development of the waterfront. There is a potential to having HLA a connector, this would become a feeder road for the downtown area. He does not feel enough work has been done to go ahead with a project of this magnitude. Hindle agrees. He says the traffic study will be completed this summer. Once the study is complete we will need to prioritize where we should begin. The Mayor would like to fund about half of this project now, in the CIP. Mayberry would agree to do from Tennyson out to Back Road. Perry agrees with starting at Niles Street and going with \$1,300,000. Pete explained if they were to widen the Back Road area, there are large maple trees so they won't be able to widen it as much as they wanted. He does not anticipate the section by the Rousseau farm to be more than 22 to 24 feet wide. Colwell-Ellis is in favor of leaving \$1,000,000 today. Trefethen thanked Pete for the explicit readout; he could

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go either way. But he would like to hold off from Maglaras Park into town. Discussion ensued... DeDe wants the traffic study completed first. The Mayor says it does not make sense to do it in 3 sections; we need to do this in two steps. Mayberry would take and appropriate \$1,025,000 for the Niles to Back Road part. Hindle suggests eliminating this project from the CIP tonight and sit down and discuss it with Pete and Rizzo, etc. then have them come back with a new financial package in a month or two. Dede pointed out his objections are really not predicated on the cost of this project. It does not appear all the information is in. Trefethen is willing to go along with the consensus. And he has not heard anybody here that does not want to do this road. We need to agree on some of this. Keays asked how much would it be on the tax rate if we did the whole job. \$2,588,000 is the total project and Jeff is calculating the amount the impact would be on the tax rate, he says it is about 9 cents. Keays wants to do the whole job now; if you do it piecemeal, it never comes out right. He has done water mains all his life and, he has been down there and the whole street is horrible. The Mayor tried to get a consensus. DeDe is fully in support of doing the whole thing at once. Keays feels the people on Henry Law Ave have waited long enough. The traffic study is not due in until September. Mayberry will wait for the traffic study to be done but he wants to stick to a \$1,000,000 this year. Trefethen says if we give him a \$1,000,000 will it be done this season, Pete says yes in this construction season. There is a consensus for \$1,000,000. Jeff clarified we could come back for the whole thing at the next meeting with a new resolution.

**11...Henry Law Park Bandshell/Improvements:** Hindle is in favor of keeping this in the CIP, OK no discussion.

**12...Indoor Pool Lobby Renovations:** Dede says there are two parts of this project; the last council did the first part so they should do the second part. There is consensus to do this.

**13...Park Improvements – Bellamy (including Bridge):** Mayberry wants this item deleted, Trefethen agrees, he would like a rustic park where the deer can frolic; we do not need a groomed park. DeDe agrees.

**14...Library Automation System Replacement:** Item withdrawn.

**15 – 23...Water Exploration, Wellhead Protection, Water Main Repl – Dover Point, Water Main Repl – Broadway Area, Pump Station Equipment Replace-Maint, Pump Station Upgrade – River Street, Pump Station VFD Upgrade – River St, Sewer Main \_ Glenwood Ave, Sew Main = Varney Br Forcemain Redesign:** The Mayor wants to do these as consent items. Trefethen wants to discuss 15 and 17, they all agreed. Pete clarified these have been in there each year and we do need to continue water exploration, we should be looking at other areas as well before the proposed property gets sold. Perry says water is the most important resource the City has. We will be in trouble if we don't do this. Trefethen disagrees; he feels it should be an item that is ongoing in the operating budget. Perry clarified this is paid for by the water users. Item 17 has been reduced to \$500,000 as Pete stated he has \$700,000 in the bank for this item.

The Mayor reviewed the new amounts with the new total of \$7,450,000. Jeff says based on the original resolution with a 13 cent impact they cut 2 cents off with their deductions.

3. Other

4. Adjournment

Hindle made a motion to adjourn seconded by all, all were in favor.

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**SPECIAL MEETING:**

**1. ROLL CALL**

Mayor Pro Tem Hindle, Councilors Keays, Mayberry, Mayor Myers, Councilors Perry, Trefethen, Colwell-Ellis and DeDe were all present along with Assistant City Manager Mike Joyal. Councilor Reese was absent.

**2. PUBLIC HEARING:**

- A. Fiscal Year 2004 Budget Amendment #3. Sponsored by Mayor Scott Myers, by Request.

The Mayor opened the public hearing, seeing no one he closed it.

**3. RESOLUTIONS:**

- A. Setting of the Property Tax Exemption Levels and Criteria for Elderly, Blind, Disabled and Deaf for Fiscal Year 2005. Sponsored by Mayor Pro Tem Jason Hindle and Councilor Mayberry Mayberry. **(TO BE REFERRED TO A PUBLIC HEARING ON 02/11/04)**

Hindle moved seconded by Mayberry to refer to a public hearing on 2/11/2004. All were in favor. Trefethen wants numbers available at the next meeting. Perry would like a work shop on this complex issue on the 2/4/2004 agenda.

- B. Fiscal Year 2004 Budget Amendment #3. Sponsored by Mayor Scott Myers, by Request.

Hindle moved seconded by Perry to adopt. Motion passed on a roll call vote of 8-0.

- C. Resolution RE: Discretionary Easement for Public Benefit. Sponsored by Mayor Scott Myers, by Request. **(TO BE REMOVED FROM TABLE)**

Hindle moved seconded by Perry to remove from the table with all in favor. Hindle moved seconded by Perry to adopt. Mayberry asked if there was an easement, could the statutory requirement be extended 20 years. Stancel stated he had read the RSA today, and it can be extended beyond 20 years, Mayberry wants to know if the City has had this very discussion with the current property owner and then if and when they are gone their heirs might be able to develop it; he still wonders about this. Colwell-Ellis read the info she received at City Hall today. Dede says the OLC had looked at this property and deemed it inappropriate, this would amount to spot open spacing and this is not what they are looking for. Perry says point of order if we deny this, does it prevent the property owner from coming back again and re-negotiating this item. Mayberry moved to table for 30 more days, Jeff says the statutory limitation is they would have to vote it up or down with in 60

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days and there is no more time. Mayberry urged them to vote this item up or down now. Motion failed 1-7 roll call vote, Keays is in favor.

- D. Resolution RE: Permission To File A Grant Application With The New Hampshire Coastal Program. Sponsored by Scott Myers, by Request.

Hindle moved seconded by Trefethen to adopt. Motion passed with all in favor.

- E. RESOLUTION RE: Appropriation for FY05 City Capital Improvements Program and Authorization for Bonding. Sponsored by Mayor Scott Myers, by Request.

Hindle moved seconded by Perry to adopt. Mayor Myers stated we need 5 votes to amend and 6 votes to adopt this CIP. Hindle moved to amend the total bottom figure to \$7,450,000. Discussion ensued regarding the proposed amendments. Hindle then withdrew his amendment. Perry moved seconded by Trefethen to reduce item #1 to \$425,000, all were in favor. Item #s 3 and 4, Perry moved seconded by Hindle to remove in their entirety. Motion passed on a 6-2 vote, Mayberry and Colwell-Ellis opposed.

On item # 6, Hindle moved seconded by DeDe to increase the amount to \$1,000,000. All were in favor or amendment. Item #10, Perry moved seconded by Colwell-Ellis to amend to \$1,300,000 to do from Back Road down to Niles Street, Colwell-Ellis withdrew her second as this is not what she is in favor of. Mayberry seconded the motion for \$1.3 million. On a vote of 1-7 with Perry in favor, motion failed. Trefethen moved seconded by Colwell-Ellis to reduce to the amount to \$1,000,000 by starting at Back Road and going until the money runs out. DeDe and Hindle opposed.

Mayberry moved seconded by Trefethen to strike item #s 13 and 14. All were in favor of removing.

Mayberry moved seconded by Trefethen to reduce item #17 to \$500,000. All were in favor.

Mayberry moved seconded by Hindle to adopt the entire CIP as amended with a new total of \$7,325,000. Motion passed on roll call vote of 8-0.

#### **4. ADJOURNMENT**

Hindle moved seconded by all, all were in favor at 9:15 pm.

JUDY GAQUETTE, CITY CLERK