

**MINUTES
SPECIAL MEETING/WORKSHOP
DOVER CITY COUNCIL
WEDNESDAY
MARCH 3, 2004**

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

The City Council will be meeting in closed session to discuss matters relating to personnel matters.

This meeting was cancelled.

NOTE: This meeting is not open to the public per RSA 91-A:2 (c).

**SPECIAL COUNCIL MEETING
CITY COUNCIL CHAMBERS
6:45 P.M.**

1. ROLL CALL

Those present: Councilors Colwell-Ellis, DeDe, Mayor Pro Tem Hindle, Councilors Keays, Mayberry, Mayor Myers, Councilors Perry, and Trefethen. Councilor Reese was absent.

2. PLEDGE OF ALLEGIANCE

Trefethen led the Pledge of Allegiance.

3. Resolution RE: In Opposition to HB 1416. Sponsored by Mayor Scott Myers and the entire Dover City Council.

Hindle moved seconded by Perry to adopt. Mayberry says Representative David Scott is here to speak; the Mayor asked if any other councilors wanted to speak first on the pole's tax issue, seeing no one, Representative Scott explained this bill is coming from the ways and means committee. He says on the surface it looks good for Dover, but now he is not so sure, this bill was put in around 1990. What will happen when this is removed, we would be able to tax the phone company but he believes it will end up as a higher rate on the phone bills. He feels there are difficult issues here. When he ran for office, he found that people's main concern was the spending and real estate taxes that keep going up. He has some real concerns for the Dover tax payers.

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DeDe asked the City Manager to comment on this.

Manager Beecher says it would not increase our spending but it would go to offset our expenditures. He says these guys have gotten away with not being taxed for a very long time and they are taxed in every other state. Even though they claim differently, he is not so sure this is true. NHMA has worked a long time on this house bill and he feels the council should vote for it. DeDe wants to know if there is any estimate as to how it would impact Dover's tax rate. The City Manager says if he remembers correctly, the last time we levied it we received \$70,000 or \$80,000. The competition in communications is very fierce today and the ability of a company to raise rates is not as it once was, DeDe explained.

Perry says his understanding is other utilities that own the poles already pay taxes on their half of the pole and they derive revenue from leasing space to the cable companies and other users. He does not feel this is the kind of tax that can be passed on to the consumer. This is a property tax and cannot be passed onto their customers. He feels this is a good idea and the tax impact on the City won't be bad. The Mayor says there are utilities that do pay a tax on the poles such as the cable companies. This is a tax that the companies will pay for the real estate on the poles; he too will support this resolution. He continues with a point of order that a yes vote supports the resolution which opposes the bill.

Motion passed on a roll call vote of 8-0.

4. Adjourn

Hindle moved seconded by Mayberry to adjourn at 7 pm. All were in favor.

A. DISCUSSION RE: RIVERFRONT DEVELOPMENT

The Mayor explained he will be introducing several people to give presentations, Dana Lynch, Chair of the Riverfront Task Force, Dean Peschel, Environmental Projects Manager, Bob Long acting chair of the DEDC and has been with them since 1998, and Bob Amjad, Manager of Hemisphere Development of Cleveland, Ohio to talk about potential uses a developer may have. Dana says by his calculations, when Jack Story first asked him to take on this task, his daughter was in the second grade; this spring she will graduate from UNH, the time span is a testament to the communities commitment that we all can be proud of.

They have accomplished a lot, he then did a power point presentation (see Council folder of 3/3/04), he explained that the best statement is of the vision of the City in the 1988 master plan and that is there is an opportunity on our waterfront to create a draw to the City. He continued on with the presentation.

He gave the history of the riverfront property on both sides of the Cocheco River to date. Starting with the riverfront task force and proceeded to explain their mission, then they rezoned and then in 1994 the Chamber of Commerce got involved in a public/private relationship and applied for Coastal grants and took on the project of improving Henry Law Park.

In 1995 there was a Design Charrette Team established to assemble ideas and goals of the vision. They came up with several recommendations, the Charrette guidelines reflect the feeling of the community and he would like them followed through in the planning process. This is making an investment in the long term development of the waterfront.

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He says Dean Peschel can help with the environmental concerns. www.dovernh.org, the Chamber of Commerce's website has the Charrette Report and the above items listed as well as several other items pertaining to the waterfront.

Mayberry asked if the council was going to have the final approval of the Charrette guidelines. This comment was so noted by the Mayor.

Dean's presentation is: Impression vs. Fact. He stated there is good news; the impression that the site would never be developed is not true. His presentation continues on about the exhibit, he explained they have a very good understanding of the environmental concerns on the site due to all the test drillings in the area. He pointed these out on the map on display. Whatever type of construction takes place it will be in compliance with the State of NHDES. This concluded Dean's portion of the presentation.

Keays asked if any hides were located, Dean says yes that is the tannery wastes he had mentioned.

Bob Long, acting chair of the DEDC, gave a brief background on the DEDC; they are a commission formed under state statute and are comprised of a nine member body including the Mayor and City Manager. He listed their powers see the power point presentation in council folder for this. He noted the design Charrette was a public effort not the DEDC's.

DeDe asked if there was a reason why only one person answered the RFP, Bob explained the old public works buildings had not been removed as yet and zoning had not been addressed as yet so there really was no market for the waterfront area.

The Mayor asked what if someone shows an interest, what would DEDC do. Bob Long explained they the DEDC do not have the authority currently.

The Mayor recognized the other members of the DEDC that are present tonight including Bob Paolini, Tim Dargan, Jack Story, Deb Dineen, and Richard Whitney of the Dover Chamber as well as Art Guidana of AG Architects.

Robert Amjad continued the presentation, he is from HEMISPHERE Development LLC. Everything in this process will be done in public and this is just an education process. Bob explained they were first introduced to this project by GEO insight. Hemisphere is a Brownfield developer; they feel they can create value to this type of property. He continued to explain the process and projects his company is currently working on and how the community could benefit from his company. He continued to explain the whole process they went thru in Toledo, Ohio.

The Mayor thanked Mr. Amjad for his educational presentation.

Trefethen referred to a comment made by the DEDC on authority, does anybody have authority. The Mayor agreed with the comment. The Mayor thanked everyone for all the little steps that have taken place along the way.

He feels we keep coming back to the things the Riverfront Charrette originally came up with.

B. ADJOURN

Trefethen moved seconded by Mayberry to adjourn at 8:10 pm.

Judy Gaouette
City Clerk