

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

SPECIAL MEETING:

1. ROLL CALL

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

2. RESOLUTION RE: Appropriation for FY05 City Capital Improvements Program and Authorization for Bonding. Sponsored by Mayor Scott Myers, by Request. *(To be referred to a Public Hearing on 01/14/2004)*

Hindle moved seconded by Reese to refer, all in favor of referring to a public hearing on 1/14/2004.

3. ADJOURNMENT

Reese moved seconded by Hindle to adjourn to a workshop, all in favor.

WORKSHOP:

1. Discussion RE:

A. Capital Improvements Program

The City Manager explained the new resolution and he asked them to scratch Item #14 because that will be under contingency, he would like to develop a consensus tonight in order to expedite next week's agenda.

He asked Stancel to update us on the McConnell Center. Reese does not want a long explanation of everything. Stancel explained the history of the McConnell Center saying it is a multi faceted center with many uses, he listed all the potential uses. He also explained the plans for the future of the building. He stated last year the council voted not to fund this item, now a year later the building is deteriorating. This money is for design services, also outside brick and window repairs as well as a new elevator for the building. He listed more current uses of the building. DeDe asked about the list of headings, Steve says there are 6 to 8 organizations that want to use it. DeDe asks about the \$675,000 he believes what is critical is the \$225,000 for the outside shell and the hazardous abatement for \$190,000. The City Manager asked Steve what we estimate for the roof, Steve says

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that is included in the \$225,000. Trefethen asked about parking for customers and employees, how are we going to provide parking for everyone. Steve says there 225 parking spaces and on any given day there are 50 – 60 spaces available. There should be some flexibility in the lot and we will be able to collect rent from many of these organizations that would like to use the building. One of the jobs for the management planner, is who is going to plan and manage the building. Trefethen has a last question, are the agencies looking for a commitment from the City, then the agency will have to make a commitment. DeDe asks about the commitment and is there a quid pro quo (what for who) and how do we determine who would own the building. Stancel says it may be more efficient for a third party to own it. DeDe says the lack of commitment on the part of potential tenants is unresolved and it would make the most sense to appropriate the money to restore the building itself from the standpoint of the CIP, they should fund the \$225,000 for improvements. Reese asked was some of this money planned to be used for a study, Stancel says the money here is for engineering and design, not the tenants. Stancel continued we are talking about items that need to be done to the building itself. The Mayor asked how do we want to proceed, Mayberry wants to hear everything in its totality. Trefethen says we have \$415,000 now and what is the other \$150,000 for, Stancel says the elevator and sprinkler and insulation and \$75,000 is for the design work.

Item # 2 - Open Space for one million dollars, open space protection is one of the most effective tools communities can use to curb growth. Mayberry asked if we used the bonding money that was authorized last time. Stancel says not yet but we will be in the near future. The Mayor says just because we authorize it in the CIP, it still comes back to the council for final approval. Trefethen asked is it bonded when the project comes along or when it starts. Stancel says when the project starts. DeDe says as many of you know he has been involved rather deeply in this project. He explained this puts a mechanism in place that if the city council has an opportunity to take developable land out of the picture and it enables them to purchase a parcel. Failing to have this money bonded makes this land subject to developers. This puts a vehicle in place that enables the council and Open Lands Committee to have the flexibility to take this away from developers. Reese asked what portion of the present amount do you think will be spent before the end of this fiscal year. Stancel says one half of \$500,000.

The City Manager called Chief Plummer for **Item #s 4 and 5**, Chief Plummer handed out a plan for the renovation, (see council meeting of 1/7/2004). He explained the expansion plans for central station saying it also adds a new entrance. Reese asked will they lose any parking spaces with the new entrance, the Chief says at a max just one space and Reese asked what are they going to do with the existing fire prevention office, the Chief says it will just be expanded. Keays want to know if they have any problem with the concrete floor, the Chief says major work is not needed on it, just minor leveling. Keays wants this money taken and set aside because he feels we will have a new station in 7 or 8 years anyway. Keays says last year you had a fire truck up for sale, and you have not sold it yet, the Chief says yes, what are we going to do with that truck, and now because of the ladder system, it is not usable, the Chief says it is usable but they have serious concerns about this truck. The Chief is working right now to try and trade it in on the ambulance. Keays says we have \$190,000 into that truck, where are we going to move it to; the Chief does not know. The Chief stated he is really is not trying to increase the fleet. DeDe stated with regards to the contractors coming in, they are using a table currently. The Chief says there is not even a table, they are using the floor. The Chief says new windows are now \$26,000, DeDe would be in favor of the windows. Mayberry asked how many visitors do you have during the year; the Chief estimates 20-30 per day. How much does Sharon bill out, the Chief says they collected \$400,000 last year. Does the Chief think any of these repairs are unnecessary, the Chief says he would not have brought them to the CIP if he did not need them, there is no guarantee they will have a

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new North End Station in the next 5, 6 or even 7 years. Colwell-Ellis is concerned about the number of people coming into the station, she wants to know how much that would be, the Chief says \$85,000. The Chief discussed **Item # 5** - ambulance, with another handout, (see folder). The Chief explained how the three ambulances work and the order of their use; Reese has no problem replacing this ambulance given the amount of revenue it seems to offset and it could be absorbed into the operating budget. He would vote for a new ambulance in the operating budget and we would not have to bond it.

The City Manager called Cathy to address **Item #14** – Library Automation. She needs to replace the library automation system and their server has reached the end of its life, this is critical; if it crashes then the library and all the 5 school libraries will not operate, we have always shared the cost with the School Department. The City Manager says this will come up next week as a budget amendment resolution. He was able to get the discount of \$7,500 with the vendor on this item and he was able to work this out. Reese says any server that went nine years is above and beyond the service.

The Mayor called Pete Lavoie up to explain the rest of the items, first **Item # 3**, floor, stage floor, seating, painting; they want to take one thing at a time and redo it. Discussion ensued on how often the room is rented out. Hindle asked about what the Arts Commission is doing for outside revenues; Mayberry says the Arts Commission is trying to do public private partnerships and maybe holding a fundraiser. The City Manager says the most use it gets is when he rides his Segway around it. DeDe is aware of a plan some time back to preserve the auditorium into a smaller space and make offices at the back of it. The City Manager says DeDe is correct that he wanted to take the back third of the auditorium to do that and the price was \$250,000 back then, Mike Lassell had done the architecture work on it. Keays states for his own self it should be left as it is, he has run dances there when he was in college, he does not want it cut up, **Item # 6** -Lavoie explained how behind they are on doing streets. Lavoie would like this funded as there are a lot of roads in need of repair. Mayberry thanked Lavoie for mentioning Back and Middle Road that need repairs. **Item # 7**-Drainage System, this is required by the EPA says Lavoie and the biggest problem is Berry Brook. **Item # 8** - Tolend Road Landfill Remediation, Lavoie says this is the City's share of 42%. Reese wants a workshop with John Peltonen on where we are in this whole process. The City Manager feels this is a good idea for a February workshop. **Item # 9** - Glenwood Ave from Sixth to Central Avenue- design and sidewalks, etc. Reese is particularly interested in this item, will they be putting a sidewalk along one side from the bridge to Sixth Street, Lavoie says yes, also is there plans to put a sewer main in, Lavoie says that would be later on. Mayberry asked if the residents would want to be on the sewer line, Reese thinks the residents would say they are all set with their own septic. **Item #10** Henry Law Ave -Lavoie says this includes drainage work and retaining walls on people's property. Trefethen asked about the site line problems on Henry Law Ave, Lavoie agreed, Hindle hopes they are looking at traffic calming issues for that street. Reese asked is this a project that is better integrated into the waterfront development or should it be done first or after, what is the sequence. The City Manager feels first would work. Mayberry complimented Lavoie and his staff and the City Manager on the responsiveness of the departments to the neighbors in that area at a large meeting last year. The Mayor asked if it could be completed in only one year, Lavoie says yes. DeDe is also concerned about the sequence of working on this before the waterfront is developed or should we wait until we have an idea of how the waterfront is going to be developed. Keays says we have Paul and Hanson Streets, wouldn't it be feasible to do all those streets and get them out of the way. The City Manager followed up on DeDe's issue saying as we envision what is going on at the waterfront, one of the key elements would be a bridge adjacent to the pedestrian bridge that is there today. He does not feel that entryways will be a major one in this area; that access may not be that

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great, he does not want that project put off. There is a need out there today. The Mayor asked what if we break it into two portions for this year, then another year. Reese agrees and asks where does the sewer stop; Lavoie says at Penny Lane, Lavoie says the sewer line was replaced before, Lavoie will provide the cost of divided number. **Item # 11-** Henry Law Park Bandshell, Lavoie says this is for the handicapped, he explained. DeDe asked if the brick would be retained in that area, Lavoie says some of it will be changed to concrete. **Item #12** Indoor Pool Lobby renovations; Lavoie explained the repairs that need to be made. Keays asked what can you do about the heat at the indoor pool, it is very hot, too hot for spectators. Gary Bannon came forward and explained the terrible heating system. Colwell-Ellis asked when it was last renovated. Gary says around 2000 and this would be the final phase of this project; does the facility produce income, Gary says yes, \$139,000 last year and they have just raised their rates again. DeDe asked about the concerns of the building slipping into the river, that has been addressed says Gary. **Item # 13** Bellamy Park - he listed the improvements that they want to make, Reese would be in support of this as it is a park that is totally unused by the public. How do you get to it and are we supposed to use it. It is an unused resource of the City. Hindle agrees with Reese. His concern is Cataract Ave and that intersection; where does that stand now. He is wondering about the traffic concerns on that corner. Lavoie would like to address that area as well. Mayberry agrees but his concern is we are not maintaining the parks we now have. Before we expand, we need to take care of what we have. DeDe has a question on whether there is any grant money to take care of a park facility. Gary says a couple of years ago they tried to get a grant but it did not work out; they have a couple of small ones pertaining to conservation issues but nothing of this magnitude. Trefethen asked about a second bridge, Gary explained the triangular shape of the property and how a bridge would make it more usable. Hindle asked how many acres are there, Gary says about 13 acres. **Item #15** Water Exploration - Lavoie explained about a couple of pieces of property he has in mind to do some exploration and then he would lock up some property. Reese says this has been his main interest for years and what is the status of the Bouchard Well. Lavoie says it is in the design phase, also the Cottonwood Property is in the works. Reese asked also what is our capacity these days. Lavoie says we are able pump 3.9 million gallons per day most of the time we pump 2.9. In the summer we pump 3 million per day but we need to get the Bouchard Well on line in the next year. Colwell-Ellis asked how many wells do we have up and on line, Lavoie says seven. **Item #17** Water Main Replacement - Pete could lower this amount to \$500,000. **Item #18** Broadway Area – Pete says they have all the short streets in that area that still need to be replaced. Reese asked is this a continuation of the drainage problem at Reds Shoe Barn, Lavoie says this is just the water mains. Keays asked did we ever move that rock that you ran the cameras thru. Pete says that is why we are doing this. **Item #19-**Pump Station Equipment Replace and Maintenance - Lavoie says this is on the sewer side and piecemeal work on the 20 pump stations that we now have and finance recommends we do it this way. **Item #20** Pump Station Upgrades - This is for odor control Lavoie says. **Item #21** Pump Station VFD Upgrade and **Item #22** Sewer Main on Glenwood, then Item # 23 Varney Brook Forcemain, Pete explained how the sewerage is pumped to River Street first then on to the WWTP. This is an important project with the EPA and the City; this is for a study only, DeDe asked are you going to build a line along the existing one, then switch over sometime. The City Manager says they have been meeting with the EPA and they are not happy with Dover right now.

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Keays wants to know how old the pipe is. Lavoie says it's from 1981. The Mayor thanked Lavoie and he wants to know if there is any consensus on these items. Reese would like the public hearing next week then vote on it in February. Hindle asked would it be helpful to have another council meeting in January to discuss this issue. Trefethen would like to have another meeting at the end of January on the 28th.

2. Other

3. Adjournment

Hindle moved seconded by Reese to adjourn.

Judy Gaouette
City Clerk