

**MINUTES
SPECIAL MEETING
DOVER CITY COUNCIL
CITY COUNCIL CHAMBERS
NOVEMBER 5, 2003
7:00 PM**

SPECIAL MEETING:

1. ROLL CALL

Councilors Keays, DeDe, Mayberry, Trefethen, Hindle and Christenbury present. Mayor Nossiff, Mayor Pro Tem Dunnington and Councilor Quigley all were absent. Also in attendance are Councilor elect Colwell-Ellis and City Manager Beecher as well as the Planning Board members, department heads and Nick Skaltsis chair of the school board.

2. Resolution RE: Appropriation for FY05 Capital Improvements Program and Authorization for Bonding. Sponsored by Mayor Alexander G. Nossiff, by Request. ***(To be referred to a Public Hearing on November 12, 2003)***

Mayberry moved seconded by Hindle to refer to a public hearing on November 12, 2003. All were in favor.

3. Resolution RE: Appropriation for FY05 Capital Improvements Program – Reserve Trust Financed Projects. Sponsored by Mayor Alexander G. Nossiff, by Request. ***(To be referred to a Public Hearing on November 12, 2003)***

Mayberry moved seconded by Hindle to refer to a public hearing on November 12, 2003. All were in favor.

4. Adjourn to Workshop

Hindle moved seconded by all to adjourn. All were in favor.

WORKSHOP:

DISCUSSION RE:

1. PROPOSED CAPITAL IMPROVEMENTS PLAN (CIP)

The City Manager stated he was giving a brief overview of the CIP, and then they would focus on the CIP bonding. He explained the operating part of the CIP will be taken up next year. He then turned the meeting over to Jeff Harrington to present the whole six year plan, see handout in city council folder of 11/5/2003.

The City Manager pointed out that by Charter he is required to present a CIP on an annual basis. This program may not look the same next year. He would like them to act on this at the December meeting and he would like to act on year one at this time. He asked Nick Skaltsis to speak on the school projects. Christenbury explained there are two schools of thought: we could not act on the CIP and wait for the new council next year or we could approach this as if we were going to act on it in December.

The City Manager explained that in 1992, when Parks was on the Council before they had moved the CIP process up in the year so the projects could go out to bid in a timely manner.

Nick first congratulated all the winners in the election. He then began to explain the school CIP and how the Horne Street addition was a few weeks late a few of years ago due to the scheduling of the CIP the way it was set up previously. He is here for item **#15** thru **#18** and they are looking to borrow \$2,000,000 and will be retiring \$1,800,000 in principal payments and debt. He continued to explain the age of all the schools. The School Board has a great desire to do a lot of projects but they are focusing on the ever expanding student population. He explained handout #2 on the Horne Street School additions. The total cost is between 3 and 3.5 million dollars; it will be necessary to do this project in two steps.

Mayberry asked if any thought has been given to wire the classrooms for laptops and a wireless network. Nick says they have that at the middle school but what they are trying to create is a program as they go to wire specific classes and thru the computer lab that is next to the library the students now have that class once a week. Nick feels we have adequate equipment for the elementary schools right now. The space needs are the problem currently.

Matt wonders if this space problem will be enough for the next five years. Nick says demographically in Dover the population is coming into the middle school; not at the elementary level. The other schools are relatively stable. Trefethen says when we get done with this project are we increasing the staff at all, Nick says no not at all, this will be just better utilization of the space.

Nick explained the DHS space renovation project for \$275,000. He explained the rental of space capabilities. They are also requesting a replacement for the bleachers. The rest will be to make improvements to the inside of the building. Christenbury commented about the outside bleachers and how they had a fund raiser for them so could we turn to alternative outside sources for this cost as well. Christenbury thought maybe we could trade off advertising capabilities. Keays asked do you have a fund for the fields over there and do you know the field is in tough shape. Nick explained. Keays says it is the grubs not the kids that are ruining it. Nick said he would look into it. Trefethen asked about the bleachers and inside improvements why can't we do this in the operating budget. Nick says we can't let teachers go to do improvements. And all of these improvements are eligible for a 30 % of the principal amount contribution from the State. We are already looking at a \$.70 cent increase right off the top on the tax rate. Nick says this will put 17.5 cents right onto the tax rate if we do it in the general fund. Christenbury says point well taken, but we are starting at \$0 next year.

Item **# 17** on Library Automation for the school share; this is something that happens over each ten year period. He does not believe this should be capitalized. This is \$56,000 he was not aware of and did not request, Dovernet did. However they are in support of Dovernet. Hindle has a question for the City Manager for Dovernet to take the \$56,000 of the school share and put it in the library share. The City Manager says tax dollars all come out of the same pocket whether School or City. In the end the \$100,000 comes out of the people's budgets; however Nick

does have a valid point. Christenbury wants to know what the \$56,000 is purchasing. Nick says item # 14 and item # 17 are the same thing. DeDe asked what type of equipment this is, is it equipment or software. Cathy Beaudoin explained it is a total of \$123,000 for the two items and that is why it is in the CIP, their server is at the end of it's life, this is a critical project, as to how you fund it, it is up to you this year as it has now worked for almost 10 years around the clock. Trefethen commends her for getting this much use out of a server and he feels it should come out of the operating budget. Jeff commented if this is put in the operating budget, they would start July 1st but the server runs out May 3rd. Christenbury thinks there are ways around it; Christenbury feels there is a consensus to have this item, Nick and Mr. Beecher will resolve this issue.

Christenbury thanked Cathy for her work at the Library. Nick says after March 15th, their door is closed for funding thru June 30th. The final school item is #18, the infamous roof of Horne Street School. DeDe wants to know what type of roof will replace it. Nick says likely a rubber roof. DeDe wants to know if they have thought about a frame on top of the old one. Nick will pass the suggestion along. Nick says the problem is after they completed their work on the CIP, it may not be enough to complete the roof. Trefethen asks if we do this roof, then we want to expand the school do we need to do the roof again. Armand helps Nick remember. Nick says finance wants them to commit that there will be no more expansion after this at Horne Street School. Christenbury wrapped up this presentation explaining about the good relations of the School Board and the City Council and how the two boards are now equal due to Nick's guidance.

Stancel addressed item #1, the McConnell Center for \$675,000, he explained the proposal they had received. He listed all the previous agencies and user groups that had planned to use the facility from the recent master plan, copies are available he says. The \$675,000 is the same amount that was requested and removed by the City Council from the operating budget *last* year. This will preserve the Center from deteriorating any further, it also includes a sprinkler riser, header repair, brick repair, window repair and roof repair as well as hazardous material repairs and it will include an elevator to make the building ADA accessible; this amount will also include an engineering design study as well. DeDe asked what the ultimate planned uses are for this Center. He asked about the possible Police Department conversion plan, Steve says after the study the users have changed slightly and it did not make sense to move the Police Department because of the configuration of the building. Mayberry says we are looking \$3.1 to \$5 million to revamp a building and this is all non tax revenue and we have a potential 2.5 million shortfall coming back from the State of NH. He would like a public/private partnership, once we start this we are committed to it. The City Manager commented, regardless of the long term commitment these funds are for making sure the building does not deteriorate any further. This only guarantees us the building will be there in future years. Christenbury understands completely, but he feels \$.70 cents is unacceptable. We don't know where we are going at that building so we must be careful with the money. DeDe says the \$675,000 is not a major investment but you don't know where this is going. The City Manager asked Steve about the breakdown of the money between the Engineering Study and Design work RFP and the actual brick

and mortar work. He asked Steve to provide a detailed list to the council. Hindle brought up the fact of the Butterfield Gym and its improvements.

Item # 2 is Open Space, Steve says we cannot deny this is one of the best ways to have growth management and maintain the quality of life here in Dover. He offered to have the chair of the OLC, Joyce ElKouarti speak on this. The City Manager says for the new council members when you approve a bonding issue that does not mean that it gets spent. And it does come back to the Council for approval on each expenditure. And we do not authorize unless there is a specific need. He recommends we go ahead with this expenditure. Christenbury asked Joyce to come forward, then deferred to Ron Cole who congratulated the new councilors and commented on what Nick had said on the 20-30 kids at the middle school and what the open space land money does is to purchase the land so we won't have the proposed houses that the Planning Board is forced to approve. Joyce came forward and made a *funny* request from \$1 to \$5 million, they are looking at development rights. She is grateful for the support of the Planning Board as well as the council, she continued as the City Manager pointed out this is only a line of credit. She pointed out it takes 12 – 18 months to go thru this process. She asked for their support in funding this item by one million not just this year but every year.

An elderly man asked how much has thus far been dedicated to open lands and what is left. The City Manager stated the council voted 1.7 million in development fees and they have been very frugal and the cost of property is not going down as we can tell by our tax bills that were recently sent out.

DeDe commented on the open space criteria saying this took almost 4 months just to do the spreadsheet to make sure this was not a spot purchase. Joyce then mentioned the Master Plan, and again she would like \$1 million each year from now on to be allocated for this.

4 and # 5 is Chief Perry Plummer. He stated the main project is the fire prevention offices as they use the kitchen table at central station for any engineer that needs to lay out plans etc. Also they would like to expand the fire prevention office; this will separate the garage from the office area as this is currently a dangerous situation. A 16 x 20 area will be created for a reception area to wait on the public and they will replace some windows that currently if you open them, they slam shut. Also they want to reconfigure the offices upstairs a bit. They did do the bathrooms a couple of years ago. Keays says the windows have already been replaced, the Chief stated they were replaced 20 years ago. Hindle asked have you been looking at any of the homeland security grant money that is out there. The Chief says they are currently working on a grant for the South End Station. Hindle then asked about the necessity of the two; he thinks we should put them in the operating budget. The City Manager feels the building improvements will outlast the bond. The City Manager encouraged the new council members to visit some of these sites. Now for item #5, the Chief explained they currently have three ambulances and they would be replacing a 1989 ambulance, there is a lot of idling time on an engine, this #3 ambulance generates about \$26,000 in revenue. He expects we will continue to get 10 years out of an ambulance. Christenbury asked about having WDH fund some of the ambulance as we deliver their customers. He knows the hospital is not interested in meeting us half way per a letter received recently, he feels there is a multitude of ways that the hospital could help, and he calls on them to fund all or a significant portion of this item. It is no secret the hospital does very very, well financially and this would be an

insignificant expense for them. Mayberry feels this is a perfect opportunity for a public/private project. Chief Plummer agrees about the hospital but stated they did provide \$25,000 for their current ambulance. Keays asked if we man all those ambulances, Perry says no we would need one more person and then split the City in half. But there are times when all the ambulances are out at once and he takes a person off of a fire truck when that happens. The ambulance goes out about 3 times a day. If we did not have 3 ambulances we would lose the revenue and have to call mutual aide. Christenbury feels we should continue to provide the level of service we have provided in the past.

The City Manager asked Pierre Lavoie to come forward saying he has lost 52 pounds. Pete started with item **#3**, the city hall auditorium saying it is in poor condition. It gets a lot of use and they would like to use it even more. Mayberry feels the room is deplorable, Hindle agrees with him, He asked is the arts commission working on some kind of plan on how they would like to see the auditorium in the future. Mayberry says the arts commission has taken it upon themselves to contract out the work. Item **#6** general street improvements, Pete says this is all based on road service management and how we rate our streets, etc. Item **#7** drainage, this is an EPA requirement that we study these. One is Berry Brook, etc. Originally there was a brook there and now everyone has filled in their back yard. This is an ongoing program. Pete says they will study this and provide a remedy. DeDe thought he had heard some people have filled in the drainage area. He stated one of the problems is by the time you get to the 3rd homeowner, it is his understanding the EPA can go to the homeowner and demand remediation. Item **# 8** Tolend Road remediation, Pete stated we are not at a point where we are ready to finish the project; this is part of the whole proposed project. The City manager says there are several projects that are developing that may change the way we are going with this project, he met with Peltonen to explore opportunities that may be out there. But he will need \$500,000 to continue with the bio remediation. DeDe says is this part of the superfund. The City Manager says this is a myth; the longer we drag this on, it remediates itself. He has had two proposals lately to capitalize on this but the bottom line is he needs this \$500,000. The City Manager is hoping to make money on it.

Item **#9** is Glenwood Avenue street improvements. Then item **#10** is Henry Law Avenue, Christenbury asked Keays and Mayberry what they want to do here. Mayberry wants it done but Keays wonders about the dredgers and will they be banging the road up again, he feels we should hold back until we know what will be done on the waterfront. He is in favor of doing it but not at the present time. DeDe says Keays is right. That is a huge project that is going to be going on in that area. DeDe asked the design of the width of the road, Pete says there will only be parking on one side. After the dredge is completed this winter there won't be any huge construction all at one time after that. Keays asked about the dip in the road, Pete explained this. Trefethen asked about utility work on this project. Pete says a lot of it has been done. Item **#11** is the Henry Law Bandshell, Pete says we need handicap parking there and we can use some of Washington Street to make it work as it is very wide in this area. This would be the final step in this process. Christenbury feels a lot of people don't understand where we are at. Item **#12** is the indoor pool lobby renovations. Item **#13** is park improvements, at

Bellamy including a new bridge. Pete says we need handicap access there, and they want to bring the park up to snuff. Keays asked do you remember when they tore the bridge down, Pete says yes. Item **#19** and **#20** are utilities. Item **#21** is Dover Point Road water main replacement. Pete plans to reduce this to \$500,000. Item **#22** is the Broadway area, they continue to replace water mains in the older parts of the City from the early 1800's. Item **#23** is the pump station replacement. Item **#24** is the pump station upgrade on River Street as everything in the City is currently pumped there then on up to the WWTP. On certain days there are odors.

The next item is **#25** pump station motors, next item is **#26** the sewer main on Glenwood Ave. and item **#27** is the Varney Brook Force Main.

DeDe asked where it is now, down by old Dover Point Road Pete stated.

The City Manager asked Woody to come forward as he stated under RSA 91A he needs a 5 minute non- public meeting.

Woody explained the TIP projects and how they are mostly funded by federal dollars. They are asking for \$190,000 from the user fees on motor vehicle registration in Dover. Hindle works closely with Woody thru the TAC committee. Woody added this is a two year process and not all projects are eligible for federal dollars.

Acting Mayor Christenbury wants to move onto the last item.

2. Resolution RE: Authorization to Purchase Railroad Right-of-Way from the State of New Hampshire and for Conveyance of a Portion of Said Railroad Right-of-Way to Abutter.

Bruce Woodruff explained that the ROW from the State of NH is a conveyance of a portion of the railway to make the northern end of this a beautiful trail, as it is nothing but a dark trench right now. The abutter would like to tear down the slum like building adjacent to this bridge. This is a win-win situation, the abutter is only going to use this land for a side setback and they will pay the city \$22,000. The second thing is they will donate a narrow ROW needed to get thru there. Christenbury asked if this will be a paved walkway. Woody says yes but only where the old rail way track was. It would get people off the crowded City streets, Christenbury says this is a balancing act we have to weigh the good with the bad. Trefethen has two concerns, there is going to be pavement on the trail; are people concerned about the paved trail, and where is the parking going to be. Would we sell them a sliver of land as Woody stated and then they would give us back an easement. Next has an analysis been done on this land. The DOT, Woody and Mr. Morgan feel the iron work would work on the trail. Trefethen asked do we have to paint this bridge or what. Woody says he believes it has lead paint on it and it is riveted and was constructed prior to 1930. It is similar in construction to the Broadway Bridge. Trefethen says right now we do not own it and we do not have the liability; what are we going to do about it now. Woody says whatever you do, we will at least have a deck and a railing so people could not jump. DeDe says the Rotary has expressed an interest in converting it to a covered bridge. This is part of the intermodal tie in. Keays asked if the City is

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going to put the fence up, Woody says the city's expense is 20% of the total cost. Keays feels the City is taking an awful chance by getting themselves involved in this.

Mayberry stated Nov 15th will be the important DOT meeting on the Dover Point Bridge. Mayberry moved to adjourn to the non public session, seconded by Keays at 10:20 pm.

Judy Gaouette
CITY CLERK