

MINUTES
SPECIAL MEETING/WORKSHOP
DOVER CITY COUNCIL
COUNCIL CHAMBERS
WEDNESDAY
September 18, 2002

6:00 P.M.

City Manager's Office

NON PUBLIC SESSION RE: PERSONNEL MATTERS

7:00 PM

SPECIAL MEETING

1. ROLL CALL

Councilors Present: Christenbury, Dunnington, Hindle, Hofemann, Nossiff, Mayor Pro Tem Taylor, Councilor Tweedie and Councilor Whitmore.

2. Resolution RE: Fiscal Year 2003 Budget Amendment #2. Sponsored by Councilor Parks Christenbury, Councilor Ray Tweedie, Councilor Jason Hindle, Councilor Brenda Whitmore, and Councilor Thomas Dunnington.

Christenbury moved to refer to a public hearing on October 9, 2002, seconded by Tweedie. Motion passed on an 8-0 vote.

3. Adjournment

Hindle moved to adjourn into a workshop session, seconded by Tweedie. All in favor.

WORKSHOP

1. Presentation by Chamber of Commerce RE: Waterfront Redevelopment

Chamber of Commerce Director Jack Story presented a slide show. (See handout in 09/18/02 meeting folder). He explained that the Waterfront Redevelopment Task Force was created in 1990 and reviewed the progress since that time.

Next, Art Giordano of AG Architects and a Chamber member reviewed the various scenarios of potential uses which include various 2-4 story buildings with mixed uses, ie, shops, restaurants on the first floors with office and residential space on the upper floors. He explained that the mixed use ensures that the area is utilized at all different times and helps keep the waterfront vital.

Jack Story concluded the presentation by explaining what needs to be done next and the costs associated with the various steps. He also explained that the costs will possibly be less as the State DOT has the vehicular bridge as a part of their 10 year plan which would mean the City would only have to pay 20% of the project. Also, potential developers could be required to

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incorporate some of the other things into their plans. He stated that for every year that this land goes undeveloped, the city is losing approximately \$850,000 in tax revenue.

Taylor asked for a clarification of one of the pictures that showed there were two bridges over the river.

Art Giordano explained that this was a "what if" scenario that was quickly discarded but the picture had not been updated.

2. Discussion re: Transportation Advisory Commission Downtown Parking Issues

Councilor Jason Hindle, Chair of the Transportation Advisory Commission stated that he asked that this be placed on the agenda as it does tie into the Waterfront redevelopment topic. He stated that the parking in the downtown area has been a contentious issue for past Councils and feels it needs to be dealt with now because of the proposed waterfront development. He continued by stating that a year ago, what was then the Parking and Traffic Committee, dealt with the issue of parking rates in the city-owned lots as there was a discrepancy between business rates and residential rates. Now, as the Chair of the Transportation Advisory Commission, he has made it a priority to look at downtown parking as a whole. A subcommittee was formed which consisted of several business owners, residential property owners, Jack Story and Jack Buckley who were charged with coming up with both short term and long term goals for downtown parking.

He asked that the Council give some direction and feedback as to how they should proceed. He then introduced Dick Dolbec of the Traffic Advisory Commission and Chair of the subcommittee.

Mr. Dolbec explained that the subcommittee was formed in February of 2002 and were given 90 days to report back to the TAC. He stated that the committee was very enthused to get answers to this issue and received a great deal of cooperation from Planning staff and the Police Department. He stated that they felt they needed to look at the parking corridor in the downtown and to take an economic inventory of both city-owned and privately owned lots. The committee met 7-8 times and although they would have liked to have conducted their own survey, because of the 90 day time limit, they used an old survey for information. However, they concluded that this was not sufficient to make recommendations at this time. He stated that they do know that the pressure is on the lower square with not much on the upper square. He concluded by stating that the subcommittee would like more time as well as more members to continue.

Hindle stated that one of the short-term recommendations was to look at the winter parking ban in Dover. He stated that the present system works well managerially, but needs to be reviewed. Also, signage in the lots needs to be made better so that people are not confused as to what spaces are designated for what purpose.

He stated that he would like to be able to do a survey of downtown businesses and gather information for a consultant to come in and make recommendations. Finally, he stated that this and past Councils have discussed the potential for a parking garage and feels that this decision needs to be made and move forward.

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Christenbury thanked the Transportation Advisory Commission for their diligence and hard work and appreciates the citizen involvement, which sometimes goes unappreciated. He stated that he would like to see the committee continue as a policy setting body and feels that we should be looking at changing the archaic winter parking ban as well as the lower square parking issue which he feels is a political quagmire. He would like to see the consultant and the committee work together towards the goals in the Master Plan. He stated that a parking garage is necessary and feels that we could look at using the fees from the parking fines to support this going forward.

(Councilor Quigley excused at 7:50 p.m.)

Tweedie also thanked the Committee and agrees with Councilor Christenbury's comments. He stated that when he served out the remainder of the vacated Ward 4 Council seat during the last term, the Council appropriated \$100,000 for a traffic study and asked the Manager for the status.

Mr. Beecher explained that a Request for Proposal is in the works at this time. He continued by stating that the city is in a critical juncture regarding parking and traffic in the downtown area. He stated that parking is already at a premium and will only become more so with the waterfront development. He stated that he has never been in favor of a parking garage in the past as he feels that there are many times that parking spaces are left empty. He stated that as the waterfront development goes forward, it may become necessary. He concluded by stating that he feels that an outside consultant would be able to come in and look at the situation impartially.

Hofemann stated that he feels a major concern is the lines on the road which fade very quickly. He feels that this needs to be dealt with.

Dunnington also appreciates the committee's efforts and feels that parking has been a major issue since day one, but we can only do so much with what we have. He stated that we can fix up the waterfront, but if there is no place for people to park once they get here, they won't stay. He stated that we do need to deal with the parking garage issue and as the space downtown becomes more developed the land needed for a parking garage will be at a premium. He would like the committee to continue its work.

Tweedie moved to adjourn at 8:10 p.m., seconded and passed unanimously.

Valerie A. French
Deputy City Clerk