

**MINUTES
SPECIAL MEETING/WORKSHOP
DOVER CITY COUNCIL
COUNCIL CHAMBERS
THURSDAY
OCTOBER 25, 2001
7:00 P.M.**

SPECIAL COUNCIL MEETING

The Mayor called the meeting to order.

1. ROLL CALL

Members present: Mayor Boc, Councilor Hindle, Andrews Parker, Schmidt, Mayberry and Mayor Pro Tem Reese.

Members absent: Councilors Nossiff, and Dunnington.

2. PUBLIC HEARING:

- A. Resolution RE: Dover Industrial Development Authority Authorization for a Roadway and Utilities Project at Enterprise Park. Sponsored by Mayor Wil Boc by Request.

Scott Myers, Chairman of Dover Economic Development Corporation gave a few finer points of the resolution. The resolution is to expend \$400,000 for the roadway on Enterprise Park. Venture Drive enters off of Sixth Street. They have run out of land for the exception of one parcel near Foster's property. Currently letters of intent call for the smaller type of user and they are now looking for 10,000-foot buildings. They would gain five and possibly six parcels; they have three potential businesses that are looking to expand. Two are current Dover businesses looking to expand; another is a local seacoast business that would like to move into Dover. They will expect to reimburse the general fund for the cost of the road, hopefully before they have to go out to bond on it. He looks forward to the council's support. Schmidt has several questions. He asked about the time frame of when the City will be paid back. Myers said they are looking for \$300,000 hopefully to be coming back to the City with in three years. The Mayor stated there would be plenty of time to comment on the resolution at the next regular meeting.

John Scruton, of 99 Sixth Street stated open space has been known to keep taxes down or at least stabilize it. You need to buy development rights; this will save you money in the long run. His taxes are up \$800. in the last three years. All he ever hears is residential development costs money. There is a better way to go and that is open space, why do we need anything more. He continued that every town and city has a copy of this manual. He held up a notebook that said "Rural Character of NH. He stated this is a planners resource kit. It tells farmers to get on planning boards. There used to be 600,000 people in this state, we now have 1.2 million. Dover should keep its open space open. Open space reduces traffic congestion. He continued the new Liberty Mutual Group is one of the largest contributors to this book, and that you can get a copy from your State Extension service.

Seeing no one else, the Mayor closed the public hearing.

- B. Resolution RE: Bond Authorization for Construction of Roadway and Utilities in Enterprise Park. Sponsored by Mayor Wil Boc, by Request.

Seeing no one, the Mayor closed the public hearing

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3. OTHER BUSINESS:

- A. Resolution RE: Recognition of Joseph G. Sawtelle for his dedication and many contributions to the redevelopment of the City of Dover's Downtown Center and the increased economic vitality of the community. Sponsored by Councilor Matt Mayberry.

Mayberry moved seconded by Hindle to refer to a public hearing at the next regular meeting. All were in favor.

- B. Naming "Sam Allen Meeting Room" at Dover Ice Arena. Sponsored by Councilor Matt Mayberry.

Mayberry moved seconded by Andrews Parker to refer to a public hearing at the next regular meeting. Motion passed on a vote of 5-1, Hindle opposed.

- C. Raffle Permit – Douglas J. Stone Scholarship Fund

Reese moved seconded by Mayberry to adopt. All were in favor.

4. ADJOURNMENT

Reese moved seconded by Andrews Parker to adjourn at 7:17pm. All in favor.

WORKSHOP:

1. Capital Improvements Projects (CIP) Presentation

The City Manager asked everyone to turn to page 21 of the booklet provided to go over the debt financed portion of the CIP. He continued that he had moved the Broadway drainage of \$100,000 to this year. He wanted to start off with the police department and their request for \$750,000 for land acquisition. He wants them to really start thinking about what they are going to do about a new facility in the future. He is willing to look at short-term alternatives; he turned it over to Chief Fenniman to talk about the shooting range. The Chief gave a history of the target range and how Severino has been contracted to take gravel out of the pit. As the excavation began, the backdrop began to decrease behind the new public works facility with the use of the pit. They had an original backdrop of 50 – 75 feet high. Last year they found that a resident of Jensen's Mobile Home Park had a bullet that had gone through her mobile home wall. This was because of a ricocheted bullet from their firing range that occurred while she was sitting in her home. At this point, and since last August, he shut down the range. He stated they have been bounced from place to place, and they are homeless now. Because of their mandate for State firearms training, it has become absolutely necessary to have their own range in the City. They have been trying to work with Severino as they are working in the pit anyway to study the concept, this is a "no blue sky concept, it is a three sided range with pre-stressed concrete blocks that would have a cement backdrop. A minimal cost was about \$813,000 to include a range with moving target systems including the site work. The Chief asked for questions. Andrews Parker asked how much again. Mayberry asked how much for a

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nomadic type of system; this would be going from facility to facility. The Chief stated this involves a lot of overtime. Mayberry asked how often do our officers need to qualify, the Chief says four hours of training is mandated. They also do computer assisted training and classroom training. Also, they have live fire training they have to do. Mayberry asked where he would like the facility. Chief says behind the new public works site. The NRA builders came in and gave an analysis of the proposed range. Schmidt asks if this is an unfunded mandate by the State, and are federal funds not available. The Chief states not for brick and mortar. Reese has a question, about moving targets in the new range. Is this something that can be built in phases. The Chief says yes, but they have cut most of that and now it is decreased to \$550,000. Andrews Parker asked how much it costs to go to other towns. The Chief does not have the exact figure, but he can get it. She also wants to know the possibility of combining Dover with Somersworth and Rochester to build a state of the art range. The Chief says those towns already have their own ranges, and he would love to share but it would be a scheduling nightmare for these agencies. If in fact those towns did not have their own range, he would be happy to share. The Mayor feels we have come a long way since shooting at bottles, he would suggest that they shoot at bottles from the new proposed recycling center at Mast Road.

The City Manager called on Steve Stancel to talk about the TIP. Steve stated this could be found under Community Services, on pg 27 and 28 of the CIP. Steve stated this is a long and arduous process, first local community approval is required, then they go on to a regional planning, then on to the State. The Feds generally pay 80% of all projects and the city provides a 20% match. The expenditures for FY2003 are totaling \$67,000 for the following projects He listed the projects in the CIP booklet. (See Council folder) Mayberry asked about the Washington Street Bridge over the Cocheco in FY2006 and have we established the TIP program for this project and should this project be in the 10-year plan. Mayberry asked, could we pull this up to the year 2005. Steve says it would not be a good idea. Mayberry asked if we had some intervention from State or elected officials, could we move the plan forward. The Mayor stated it is his goal to try to have this study for a bridge done immediately so to find the best place to build it. He asked is there money for matching funds for a traffic study to find the best place for the bridge. Steve feels the process takes so long and we would have to apply for funds. And it's likely this would place it down the road a few years. The Mayor asked where could we add dollars in for this traffic study. The City Manager says anywhere you want. Schmidt is also concerned about the bridge situation and wants to do the study as soon as possible. Whatever direction the riverfront takes, this will be a very important proposal. Andrews Parker asked has the aquarium study come back? She stated they already approved \$4,000 for the study of traffic patterns and parking issues and now they want more money. The City Manager says Andrews Parker is right. He continued that DEDC has met with the aquarium folks and that the deadline is the end of this year. The City Manager's personal opinion is it is not going to happen, they want \$140,000 now. The City Manager says the study has not started yet. Andrews Parker says if we do a study for \$100,000, she wants to leave the aquarium out of it as she does not feel it is feasible in the downtown area versus open space. Reese says we are we talking about a project that not will happen until 2006, for a bridge that may never be built, for an aquarium that may never be built. Why are talking about this now? This may never happen. Hindle asked, could the TIP issue be given to the Transportation Advisory Commission members, the City Manager says, sure. Hindle asked if the city has started to lobby with the State DOT with regards to pushing the General Sullivan Bridge project ahead from FY2008. Steve says from the administrative standpoint, they would like to lobby hard. Hindle wants them to go to the State in person and speak our minds. Reese commented on the signalization for the Back River/Durham intersection and did we receive money from private developers. Steve stated yes. Reese says it is a combination of what the City has committed to and as development takes place in this corridor for developers to pay their fare share. Steve stated any project in the CIP that gives developers the opportunity to pay their fair share works. Mayberry expands on Hindle's statement and how the PDA are all lobbying to have this moved forward. It

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was pushed back because of funding. The Mayor wonders who designed that bridge with only two lanes anyway.

Schmidt asks about the new light at the end of Back River Road and Route 4. For trucks and bus drivers going down the hill on Route 4, this is an accident waiting to happen. He wants additional signalization going down that hill but perhaps this is not the time to mention it. Andrews Parker asked about Route 108 and Long Hill Road and the very necessary sidewalks, what is the impact on this issue if Exit 10 is upgraded. Steve feels there will be a slight delay on these sidewalks until Exit 10 is resolved. Steve feels the decision on Exit 10 will be made in the next four or five months though.

Steve covered the Silver Street center lane project, near the former Holiday Inn Express, (he is on page 21) this was a high priority in the Master Plan and the WPS bus loop improvements. The projected cost is \$140,000 but they have a commitment from McIntosh College for \$40,000 of this amount for this improvement. The Mayor asked where exactly this lane would be. Steve says shortly after you come off the ramp of the overpass coming into Dover. Hindle has a question, has Steve discussed this with the school department, as WPS is the only elementary school in the City that does not have a flashing yellow light and has the State been notified. Steve says yes, they wrote a letter to the State but he has not had a response yet. Andrews Parker wants to know when we are going to have a decision on the Motiva project. Steve says on Tuesday, Motiva withdrew their application for Dunkin Donuts but they still wish to have a car wash there. The decision is expected to be made at their December Planning Board meeting.

Schmidt asks about the third lane and does it need to be done anyway regardless of Motiva. Reese reminded his colleagues that this is CIP work that begins July 2002, and you all have plenty of time to talk about it. Hindle asked the City Manager about the time frame of the CIP as a whole, and hasn't it been protocol to send it to the Planning Board before the Council gets it. The City Manager says it is now given simultaneously to the Planning Board and Council. A previous council determined they would like to get the CIP out there before contractors would be all booked up for the summer. The City Manager's answer to Reese's question is; unless directed otherwise this will probably come to a vote in December. Steve Stancel says the Planning Board is anticipating making recommendations prior to the Council vote in December.

Chief Bibber pointed out the \$1.5 million is now \$1.8 million for the North End fire station. Costs have gone up because the prior figure was a 1999 figure. The only other item for this year is the pumper, if the station does not go through, then they won't need a pumper. Hindle stated he has concerns, last year we formed multiple committees to look at the master plan and he has before him a copy of this. One of the recommendations was to establish a task force to evaluate the most cost effective service through integration of a public safety facility. He is not saying that he supports a public safety facility. But we spend all this time and money putting a master plan together and we are not evaluating the service. Secondly, the question that he asked is he has not seen any minutes per an email to the City Clerk today and she does not have any minutes on any of these meetings. Third we did have public forum a few months ago, there were about 30 individuals present and there are only 4 quotes in a Foster's article. We need to do a better job of the system as a whole in putting minutes together to cover committee meetings. The Fire Chief stated he wishes that Hindle had called him prior to this evening with his concerns. They did keep some minutes of these meetings and he would have been happy to provide the information. This committee was not put together by the council so according to the right to know law, no minutes are needed to be kept. Hindle understands but he had asked Andrews Parker who would be keeping the minutes during her one-month maternity leave and Mayberry said he would, but he never did. This is going to cost roughly 2 million dollars, this is a large issue, and he is just concerned. Andrews Parker appreciates his concerns but why was this question not asked of the Police

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Department and their request for land acquisition, this move is purely political and very underhanded. She continued, you never called to ask me these questions, and you never asked these questions of the police department tonight. She is concerned that he waited until today, as she cannot read his mind. She stated, when there are people that you love, that reside in ward one and they have a heart attack and due to response time cannot get an ambulance, this is a problem. This is not the forum for this. Mayberry asked the Chief if all of the meetings were not made available to the public. The Chief stated yes and that Mayberry, Schmidt, Andrews Parker and some potential candidates were all present. The Mayor wants to know about any questions to the Chief. Schmidt stated that with the election season, this has become a very political issue. He felt the quality of the committee members were of a very competent quality. His question is, is the North End Fire Station really needed. He wants to know if the Chief feels the North End is necessary. The Chief says 25 years ago prior to him coming to Dover, there was a need, obviously the need has increased because of response time and the growth. The Mayor reminded everyone that we will have plenty of time to debate this and we will have a public hearing in December. Hindle wants to know about the task force of citizens that developed the master plan. He asked the City Manager, why do they form ideas for us to follow and one was to develop a task force to follow the Master Plan as close as possible. He then asked the Chief if they have they had discussions with Wentworth Douglass Hospital about keeping one of the ambulances there at the hospital. The Chief stated he thought about that and he asked Hindle are we going to put city employees to work at the hospital. The Chief pointed out the combination of police and fire was put together after they got the land for the North End Fire station and they both have different needs. The Police need to be downtown and the Fire department needs response time. Hindle stated our citizens received their tax bills today and they are a concerned.

The City Manager called on Pete Lavoie to go over the Community Services items on the CIP. Andrews Parker has to leave after several telephone calls regarding her Red Cross commitments. Pete has a chart with all the many projects stating they are also listed page 21 of CIP booklet. He started with the general street improvements and continued to list the items. Next is the final demolition of the old public works facility and construction of a new recycling center. Prices came in today at \$628,000 for a new recycling center, Pete feels we can build it for \$450,000 and he promises to make it happen for them. He had a chart showing the new proposed recycling site, near the right hand side of the Mast Road property in front of the pond would be the site. Reese asked how much do we have in the Tolend Road fund. The City Manager says we do not have any, we used to. Pete demonstrated the new state of the art traffic light that costs \$200. each. There are no bulbs in this type of light and it is not the strobe light that you see at the end of the new Scammell Bridge. It is called a "light emanating emitting diode". The money for the Butterfield Gym foundation is to secure the floors. Pete continued on with the water fund projects. Reese asked if appointments are made with citizens to come into their house and replace the water meter with the new equipment. Pete says, yes they do make appointments for roughly an hour's time. Mayberry asked why with all this new technology do you have to come into the house to read the meter when the house is sold. Pete says this is a double check system. Mayberry would like to know the amount of savings these new meters are providing before they vote on this issue. Pete continued to list assorted projects under the community services section of the CIP. Reese asked about the study they had already funded for the Bouchard well. Pete stated you gave \$50,000 and we will be going out to bid on it. Pete continued under the Sewer Fund. He continued we will get 20% matching funds from the State for the Charles Street pump station complete upgrade, as it is not currently meeting capacity. Hindle commends Pete's department with regard to the sidewalk company that has been doing the improvements; they are very hard working men.

Nick Skaltsis, School Board member and Joe Cooper, School Administrator, presented the educational side of the CIP stating that on Page 20 there will be 3 amendments forthcoming, these are minor changes to the requests. Nick explained the Dover High School improvements would increase by

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\$52,000 on their portion of the CIP. The Horne Street School facility improvement is listed at \$315,000, and this is a \$900,000 project. They have \$630,000 leftover from the Woodman Park School cash on hand fund. They want to defer any further improvements to Woodman Park School and move that money to the Horne Street School project. They are not prepared to impose the cost right now for Woodman Park School as six million is needed, this will be in FY2005. Hindle mentions the 6 million staggering amount that will be needed to improve WPS and of the \$680,000 cash on hand for Horne Street School they will only bond \$315,000.

Skaltsis and Cooper gave their presentation of the Horne Street School and how their needs have changed since the 60's when it was built. (See City Council folder of 10/25/2001 for the power point presentation). Mayberry wonders, how come all the emphasis is on Horne Street. Nick says Garrison is in next year's project. Mayberry asked what is the projected life of the improvements at Horne Street School. The Mayor asked if it wouldn't be more prudent to wait and see if kindergarten is not going to be relocated to the old middle school. Nick says these new classrooms at Horne Street School are only for special needs pupils. Nick says they also have a real problem with the lack of restrooms at Horne Street School.

They need to renovate WPS for a single year, 12 months, to do this they will have to be able to move all the classrooms; there is \$100,000 for this move. Nick says the actual use to have a kindergarten at the old middle school is three or four years from now. In the next year or two, they need to move WPS to the old middle school but that school has to be prepared to accept them for an entire academic year. Hindle says 6 million is a hard figure for the citizens of Dover to swallow at this time. WPS is the oldest elementary school in the City but he fully supports what the school board is doing. Nick says 2.5 cents is the only increase for this year. Also, the boiler room at DHS needs to be completely replaced and they will get rid of #4 fuel oil and go to natural gas. He explained they would add four 1,000-foot classrooms where the mezzanine currently is. Also, they need to repair the bleachers in the gym. He continued, all the objectives revolve around a single issue and that is space. Mayberry asked about the money that is going to be leftover from the DMS. This was supposed to go to a light at the middle school. Nick says the Joint Building Committee bequeathed the leftover money to the Dover High School Improvements fund.

The Mayor stated we will have a public hearing on the CIP in November and vote on it in December.

Reese moved to adjourn seconded by Hindle. All were in favor at 9:40 PM.

Judy Gaouette
City Clerk