

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

Members Present: Councilor Johnson, Councilor Landry, Councilor Rawding, Councilor Wilson, Mayor Pro Tem Perry and Mayo Wil Boc.

Councilor Berry and Councilor Reese absent.

The Mayor opened the meeting turning it over to Councilor Landry.

DISCUSSION RE:

- 1. Resolution RE: Authorizing Participation in the New Hampshire Main Street Program and Designating a Municipal Official to Represent the City of Dover on the Local Nonprofit Main Street Governing Board of Directors. Sponsored by Mayor Wil Boc, by Request.**

Landry mentioned a slide presentation that had previously been shown at the first meeting. He stated it highlighted the Main Street Program.

Landry stated not everyone can be a part of this. He stated there is an extensive approval process. Landry stated a preliminary letter of interest has already been presented.

Landry stated there is a funding need for a three-year period at \$60,000 per year. He stated the Main Street Committee is looking for the City Council to fund 1/3 of this; the rest will come from businesses downtown or otherwise.

A decision will be made in May whether Dover is accepted or not for the program.

The Mayor stated he had attended the last session of the New Hampshire Main Street. He stated it is a good plan, but wondered if we can afford it. The Mayor is in favor of the program.

Peter Hamblett – President of Federal Savings and Chairman of the Board of the Chamber of Commerce.

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

Mr. Hamblett stated so far we only have so much invested. He stated we might not have all the money in hand before we are accepted. Mr. Hamblett stated we won't give out any funds before we are accepted.

Rawding asked if we are keeping an eye on the tax dollars? He stated he does like this program because it gets the whole community involved.

Rawding stated he bought a brick – that was expensive also. He stated he feels we should develop the downtown as fast (or as slow) as the community wants to move on this. He stated he is happy to support \$20,000 if the community wants it.

Mr. Hamblett stated the final deadline date is 3/31/1999. He stated this is a public, as well as a, private program. Mr. Hamblett stated we need a person to market a particular type of business. He stated he is hoping for a successful campaign.

Rawding stated he is flattered to be involved. He stated is ready to donate his Council pay check that he received this month for the program.

The perimeters of the downtown area need to be defined. Jack Story held up a map, it also includes the train station.

Mayor Boc asked if there were any more concerns.

Landry stated obviously funding needs to be there from the community. He stated if it is 80% there by the deadline, he will support it. This program will help us.

Perry stated the resolution does not talk about money.

The City Manager stated the resolution will be revised.

Wilson asked what precisely can a proactive Chamber do or not do?

Jack Story stated it can focus on downtown. He stated there are about 460 businesses belonging to the Chamber, these businesses are all over Dover.

Landry explains they have an informational database – marketing is one good issue we could use. He stated for every dollar that is spent in the Main Street Program \$8.00 is returned to the community.

The Mayor stated everyone was all set on this issue.

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

2. Funding of City Transportation Improvements. Sponsored by Councilor David Landry.

Landry explained the resolution. He stated we are here to discuss what is the best way to raise this 20% of the matching funds. Landry stated by State statute, this matching fee can be \$0 - \$5.00. This resolution is calling for \$4.50.

Perry asked when the committee put this together, did you talk about this outside of the TIP?

Landry stated he believes you can use this money for public transportation such as COAST.

Bruce Woodruff commented that other transportation projects are allowed outside of TIP.

Johnson stated on page 9 of the background, it does not include COAST, but the law allows this – we are not doing it. He stated the user fee is still a tax.

Johnson wants to know the real difference of doing it in this way and not through CIP. He stated he needs to know what it is costing to do business this way?

Johnson stated the other issue is this is targeted towards only people that register vehicles in Dover, he wants justification of this.

Rawding stated he has some concerns. He stated he will NOT support this. He stated he can't see the cost benefit. Rawding stated he takes issue with the City Manager. He feels it will take more city employees to administer this.

Rawding stated there will be a cost as in a new part-time assistant somewhere along the way. He asked where will this TIP program be in 4 or 5 years? How will it affect the sidewalk program?

Rawding stated this is not a very well defined piece of information.

Perry stated this is a user fee. He stated Councilor Johnson is right, there is a fuzzy edge to this as it doesn't include walkers or bikers.

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

Perry stated he does need some accurate figures. He stated he would rather put matching funds in the budget, but he doesn't feel that will happen either. He stated in general he supports this.

Wilson stated he feels it is a tax. He stated we have a property tax that is supposed to fund this. Wilson stated it is another form of broad based tax.

He does not support this.

Peter Schmidt asked what is the most rational way for the city to raise this money?

Robin Dingman – Strafford Regional Planning Commission. Ms. Dingman stated she is in favor of the RSA. as it does lower the rate as in the way property taxes would be raised in the future, also instead of paying interest on bonds, you will be earning interest, and finally Somersworth, Rochester and Milton are also discussing this procedure. Manchester and Concord have already implemented this.

Landry asked why over time will it save us money?

Ms. Dingman stated because you won't be bonding as many items.

Landry stated we could consider putting a number of years limitation on the program and that will force the council to put a kind of control on it.

Perry stated the TIP program started 6 or 7 years ago. It's almost like the chicken and egg theory.

Johnson stated he is not convinced that more vehicles are the answer.

The City Manager clarified that there are two opportunities to discuss this; one in the CIP and the other in the budget process.

Johnson stated he is inclined to favor this if he could see the administrative costs.

Bruce Woodruff clarifies the statement – “no control”; both the city CIP and the TIP are bi-annual programs, so the council won't see it every year.

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

There are no general fund monies that can be expended outside of this.

Rawding stated it is not going to cut it. This definitely puts a higher burden on the taxpayer. He stated there are no fees or funds that have been initiated that have not been raised at some point.

Rawding stated this will be bloated down the line. He stated he doesn't agree with each tax. Let the state handle this one. He stated we should look at the City of Dover separately.

Rawding stated if we are looking at options to try to save money and if city departments have slack time. The city budget is bloated!

Rawding stated the City Council needs to look at another type of logic. The money is in the city budget! He stated this should be a last resort.

Wilson asked would the City Manager refresh his memory on how much it will generate per year.

The City Manager stated \$125,000. Wilson stated he feels we could get it out of the regular operating budget.

Peter Schmidt stated he feels the City Manager knows what he is talking about. He pointed out some items pertaining to the State with regards to this funding.

Erv Sparkman – Tolend Road. Mr. Sparkman stated he is opposed to this. He stated he would like to see this item in the general budget.

3. Tolend Road Landfill Update.

The City Manager clarifies that this item is about paying our legal bills in regards to the closing of our landfill.

Perry asked if John Peltonen would come.

The City Manager stated that is why Dean Peschel is here.

Dean Peschel passed out a history of the Tolend Road Landfill.

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

Dean stated he will show slides. He stated there is a 55 acre site on Tolend Road and Glen Hill Road.

From 1960 through 1979 this area accepted domestic and industrial waste. In 1979, the site closed and the state started monitoring the wells. There were 81 contaminated wells.

Dean stated the Super Fund settled out who was going pay. The City has 42.68% of the share.

He showed the breakdown structure of PRPs. (see attached)

He stated this attachment shows the current team.

The History of the Super Fund. There were lots of studies and investigations. (see attached chart)

In 1992 a consent decree was entered into and most landfills were capped. Then there was the Cap Design, a 30% design committee became aware it would cost \$24 – \$26 million to close the landfill. This brought us to 1995.

About this time alternatives came up. A side project occurred. A lab study was proposed.

The Pilot Project study results were the soil is not so bad if a successful full-scale system would be \$10 - \$15 million to install and maintain for 50 years. Based on this study, there are 2 treatment zones. An aerobic (without oxygen) and an aerobic (with oxygen).

This is a 2 phase system.

We have to prove we are enhancing biochemical.

Then design a full-scale system for water quality that the EPA has set for the site.

Constructed System	January 1997
Background Sampling Event	September 1997
Treatment System Startup	January 1998
Three (3) Interim Reports	
Interim Assessment	November 1999
Two (2) Interim Reports	

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
MARCH 3, 1999
7:00 P.M.**

Completion of the Study	December 2000
Final Report (sodium benzoate injection points)	February 2001
Design and Construction	Summer 2001

There is currently encouraging data.

Rawding comments. He stated he's been out to the wells and it is fascinating. There is a low / high range and it is currently low.

Rawding asked if Dean has a sense of the water levels.

Dean stated the levels are still not acceptable. He stated we still must stop it from entering the environment.

Perry stated that in the time period from 1979 through 1992 or 1993 when nothing was being treated or happening out there; was clear the site was treating itself.

Perry asked are we still reserving all the gravel across the road.

Dean stated the key is electron donor!

Its about swale and arsenic sediments, we had to close this part down.

Politics is a big part as well as science.

John Peltonen has done a great job and we should continue to pay for his services.

Judy Gaouette
City Clerk