

**MINUTES - WORKSHOP
DOVER CITY COUNCIL
CITY COUNCIL CHAMBERS
NOVEMBER 17, 1999
7:00 P.M.**

Council Members present: Boc, Berry, Johnson, Landry and Schmidt.

Council Members absent: Perry, Rawding and Reese.

1. DISCUSSION RE:

- A. Resolution RE: Appropriation for FY01 Capital Improvements Program and Authorization for Bonding. Sponsored by Mayor Wil Boc, by Request.

Mayor Boc opened the Workshop stating that the Council will ask questions pertaining to each item as it is presented.

#1 – Police Data/Radio Comm Upgrade Program – No questions.

#2 - PW Heavy Equipment Replacement

#3 – General Street Improvements

#4 – General Sidewalk Improvements

Pete Lavoie, Acting Community Services Director – introduced Gary Bannon, Recreation Director and Dean Peschel, Environmental Programs Director to make presentations regarding their various items.

Mayor Boc asked if \$600,000 will cover all of the Street Improvements on the list (see meeting folder).

Pete explained that several of the roads are “partial” paves and discussed Henry Law Avenue outer rim specifically. He then discussed County Farm Road, stating that this is a major project. He explained that the crews have worked on many streets this year relating to drainage and curbing work so many will be ready for final paving. He explained the Birch Drive project where they had to do a complete underdrain, grinding, etc. and cited that as an example of doing it right the first time.

Landry asked about Spring Street stating that this road has the same type of problem as Birch Drive. He then asked if salaries come out of this funding. Pete replied no, this is for materials only. Pete then explained how the public works crews have made their own crushed stone, which saves money.

Schmidt asked why Rogers Street is not on the list.

Pete explained that both Roger and Florence Street are scheduled for curb and sidewalk work, but because contractors are so busy right now, it hasn't been completed.

Schmidt then discussed the County Farm Road project stating that the current traffic for that road is already too much, and asked what impact the proposed ball fields will have on that.

Pete explained that the road will not be made any wider, but there will be a 3' paved shoulder added as well as a gravel shoulder.

Johnson stated he was pleased to see that 6th Street will be completed, but asked why Glenwood Avenue is still not on the schedule. He stated 5 years ago he was told that it was 4 years away, but it is not even 4 years out now. He stated that although the road surface itself is not bad, it is not delineated, there is no curbing and what sidewalks there are, are not good. He stated he is concerned because there are older people and children who walk along this road and it is unsafe. He stated that the School Department now buses kids to Horne Street School that live on Glenwood Avenue because of the safety concern. Pete explained that it has not been done yet because there is major drainage work that needs to be done at the 6th Street end, which was going to be done in conjunction with a development that has not happened yet, but is still in the works.

#5 - Local Share TIP (Page 26 and 27 of Proposed CIP document)

Planning Director, Steve Stancel, reviewed the document.

Berry asked how will the arena expansion affect the proposal for parking at the Arena?

Stancel stated that it will only determine where the parking will be located once they decide where the facility will be built.

Landry asked why the "Automobile Tax" money isn't in there.

Stancel stated the fee didn't start being collected until November 1st, and therefore, there aren't any funds built up yet.

Landry asked that the Manager clarify this for him at a later time.

#6 – Cocheco Dam Retaining Wall

Pete stated that the wall is in bad condition and the recommendation is for engineering services to be conducted.

#7 - Public Works Facility

#8 – Sixth Street Reconstruction

Pete explained that this will complete 6th Street.

Landry asked if this will include sidewalks, and if so, a crosswalk at Beckwith Field.

Pete stated there is enough funding to cover sidewalks on both sides and a crosswalk.

#9 – Broadway Area Drainage

Pete explained that this is a large area covering from Garrison Hill and the Hospital, westward towards Horne Street and easterly to Broadway. He stated there is a culvert behind Red's Shoe Barn running along the Railroad bed to Portland Avenue which large stones have fallen into. He stated that SEA consultants have recommended replacement (to the side) of the structure. He stated the \$600,000 in the first year was originally for design

and construction but will not be enough, as it is now projected to be a 1 million plus project. He stated that there have been many emergency repairs in that area due to this problem and it will only get worse. He stated they will be asking the railroad for help as well.

Landry asked about street projects in general regarding the fact that when roads are dug up for various reasons, is the repaving of the roads included in the cost of the project?

Pete stated yes.

#10 – Athletic Field Development

Recreation Director, Gary Bannon explained that the proposed athletic fields on County Farm Road have already gone through several major steps. He stated that the \$900,000 that was originally put into the CIP was a figure based on the Mast Road site, but that 1.2 million is the actual completion cost of the new site. He stated that they are still going to work within the \$900,000 figure, but want to have a quality finished product.

Landry stated he wants to hear from a County official before voting on this. He stated he has only read newspaper accounts so far, which have quoted Ray Bower as saying that because it is County land, other towns will have the right to access the fields as well. He stated that if it is the City of Dover funding the facility then he would want to hear directly from county officials.

Bannon stated he is working on a contract currently and has also sent letters to all of Strafford County cities/towns to gauge their interest in the facility. He stated so far he hasn't heard much interest, other than tournament type events. He stated the City of Dover will hold the schedule.

Landry stated he also is unsure that we should have a complex rather than fields throughout the city. He stated that he feels the Planning Board should do their part before the Council gets involved anyway, but would also like to see the actual responses from the other towns/cities before making a decision.

Berry stated he agrees with Landry that the Council should hear from the County.

Johnson also agrees, and feels that the contract will be the key to the whole thing, including maintenance issues. He stated he would also want to ensure that the contract could not be changed by later Councils or county delegations. He asked if this project is still being funded by the sale of the gravel.

Bannon stated yes. He then addressed the Planning Board involvement stating that the funding needs to be approved by the Council before it can go to the next step at the Planning Board level. He stated that this project is in conjunction with the Master Plan design that is currently taking place.

Mayor Boc reminded the Council that the CIP resolution is only authorizing bonding. He stated each project still comes before the Council for authorization of funding.

Johnson clarified that the bonding doesn't occur until it is needed.

Schmidt stated he would also like to see a presentation from the County. He stated he would like to see a fee schedule for other communities as well. He stated he likes the concept of a central location as well.

Landry stated that he feels the CIP vote is the most critical as it authorizes the "concept" and shows support, and therefore, once approved, will continue to move forward.

He then stated that the city does very well maintaining its facilities but wonders how much more can be expected of existing personnel, or will it require additional personnel. Bannon stated maintenance has been budgeted but feels that one seasonal person could maintain the facility.

Boc stated that if it does not get voted on with the CIP, then it will be in affect killed as they won't be able to go any further with it without funding approval.

Landry stated he did not say that he wanted it "killed", but simply is requesting to hear from the County officials.

#11 – Indoor Pool Filtration

#12 – Indoor Pool Locker Room Improvements

Bannon stated that this is a 30 year old pool with the deck deteriorating because of leaking underneath. He stated they would also move the chemical room to a closer, less public location and would look to upgrade the locker room at the same time so that the pool would only have to be shut down for a one time renovation instead of twice.

Landry stated he agrees that this is a critical issue which keeps getting bounced around and wants to see it done.

#25 – Arena Improvements

Bannon explained that this is a 20 year old facility with a leaky roof which creates hazardous conditions including slippery floors and bad ice conditions. He stated the renovations are needed whether we build another facility or not. He stated that it would actually cost more (1 million) to redesign the existing building than it would to rebuild from the foundation up (\$850,000). He stated that the current ice rental is maxed out and there are already firm commitments for the 2nd sheet for all of the prime time slots. He stated that if we go with a multi-function facility (soccer, basketball, etc) it would make money as this is a low maintenance use.

Bannon stated that it could be a true enterprise fund if the second sheet of ice is built.

Berry clarified that the existing coolant system is actually built to sustain two sheets of ice. He stated that open concept fields are money makers and are always fully utilized.

Bannon stated that investors have already expressed interest in a multi-purpose facility.

(Councilor Berry excused himself from the meeting at 8:10 p.m.)

Mr. Beecher stated he has always been opposed to bailing out the Arena with tax dollars and feels this is a good opportunity to bring in additional money.

Bannon stated he will have a Capital Reserve fund for emergencies and equipment replacement.

#13 – Dover High School Exterior Improvements

#14 – Woodman Park School *Exterior* Improvements (Should be Interior)

#15 – Relocate SAU, Special Ed. Offices

Mayor Boc asked the status of the Woodman Park School window replacement.

Asst. School Superintendent, Stephania Pearce – stated the windows are 60% complete and that the staff is pleased with them as they are better insulated and protect from the UV rays.

Ms. Pearce then addressed item 13 stating that this is the 2nd half of the project and will include doors, windows and the Kelwall. Regarding Item 14, she stated this will bring the school into compliance with ADA regulations and Life Safety code. She stated that the figures that they are working with are 3 years old from a report done by Team Design Inc. She also stated that the roof may need to be replaced and is being watched closely, but it is still under warranty. She stated this will not affect the interior work, though.

Regarding Item 15, Schmidt asked if there is an advantage to having the Curriculum Director located in the school, as opposed to a central office.

Ms. Pearce stated that the new Superintendent would like to centrally locate the department heads in one location. She stated that there are pros and cons to having directors in the school itself.

Schmidt asked about the School Department space in City Hall.

Stephania stated that they are very crowded upstairs with no storage space and no privacy. She stated that centrally relocating the Administration offices, Special Ed and curriculum office would also allow the sharing of support staff.

Pete Lavoie then discussed Camp Sun and Fun, stating that the building needs to be torn down.

Mayor Boc asked what will be used instead.

Gary Bannon stated that they are looking at modular cabin units, which would give it a more camp-like atmosphere and are also less expensive than building from scratch. He stated that this project needs to be done by spring, and therefore is not in the CIP.

Schmidt asked what the projected life span of the units would be.

Gary stated 30-40 years for the structure, with a 20-year roof guarantee.

#17 – Fourth Street Water Main Replacement

No discussion.

#18 – Bouchard Well and Treatment Plant

Landry asked, do we already own the property where this will be located?

Pete Lavoie stated, yes, we own a 400' radius around the site.

Johnson stated that the excess capacity that this will provide is not necessary yet, but is prudent planning because of recent changes to water quality standards. He stated it will also allow for crisis avoidance in case of droughts as we experienced this past summer.

Schmidt asked if it is more beneficial to run the wells at full capacity or at a lower rate?

Lavoie stated it is better to run them at a lower rate as it gives the wells a chance to recover.

#19 – Inflow/Infiltration Study

Lavoie explained that this study will show what improvements are needed and where there is storm water entering the system.

Schmidt asked about radon in the water.

Lavoie stated we monitor the wells constantly and are aware of the levels. He stated the EPA has recently passed new radon level requirements.

#21 – Spur Road Extension

Dean Peschel explained that there are 12 houses on Spur Road, most of which were previously summer cottages, transformed into year-round residences. He stated they all had septic systems that were at least 20 years old and most leach fields only have a life span of 15 years. He stated that the City came forward to do a city sewer main to alleviate future problems.

Landry asked if everyone has to tie in.

Deans stated yes, the ordinance requires everyone to tie in as it runs by their property, but they do have the option of appealing to the Dover Utilities Commission for a waiver.

#22 – Berry Brook Upgrade

Lavoie explained that this is to upgrade the sewer system in the Miracle Mile area to the north end which is necessary to allow for the continued expected growth in the north end.

Landry asked what the existing sewer capacity is currently.

Pete explained that there are 8", 10" and 12" mains, which creates a funnel situation.

#23 - SCADA – Remote Monitoring

#24 – Fourth Street Sewer Replacement

No discussion.

2. Adjournment

Johnson moved to adjourn, seconded by Schmidt. Motion passed unanimously.

Valerie A. French
Deputy City Clerk