

**MINUTES
SPECIAL MEETING
DOVER CITY COUNCIL
WEDNESDAY
JANUARY 7, 1998
6:00 PM**

**1. NON-PUBLIC EXECUTIVE SESSION RE: LABOR
CITY MANAGER'S OFFICE 6:00 PM**

2. JOINT WORKSHOP WITH COUNCIL AND SCHOOL BOARD 7:30 PM

ROLL CALL:

Council Members Present: Mayor Wil Boc, Councilor Robert Berry, Councilor James Jalbert, Councilor Paul Johnson, Councilor David Landry, Mayor Pro Tem Otis Perry, Councilor Scott Rawding, Councilor Jerry Reese, Councilor Bill Wilson

School Board Members Present: Trudy McAtavey, William McCann, Robert Hannan, Marc Vaillancourt, Kevin Quigley, Joseph Covert, Doris Grady.

Members Absent: None

Mayor Boc opened the meeting.

Dr. Daley gave an overview of long range needs and talked of the Facilities Task Force. He stated that the current Middle School is inadequate. He stated it was built in 1904 and does not meet the needs of today's and tomorrow's students. He stated that the economic climate is right at this time to do this. He further stated that interest rates are extremely low right now, the people are in favor of this, and the situation with the Court makes it ideal. He now opened the floor to questions.

Berry briefly addressed the issue of Kindergarten and asked why there would be four grades in the school instead of only three.

Hannan stated that next Monday night there will be a resolution on the School Board Agenda regarding Kindergarten, that there will be a total public kindergarten as of September.

Berry asked what is the cost of adding those kindergarten classrooms.

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Hannan stated that the total construction cost would be \$500,000, 75% of which would be covered by the State. He stated that \$125,000 of local funds would be needed. He further stated that this money is currently sitting in the Unanticipated Foundation Aid Fund waiting for Council approval. He stated that 30% of that \$125,000 would come back in the form of building AID reimbursement to the City over the next 5 years.

Berry asked if the new School Board has dealt with this?

Hannan stated that the previous School Board voted on the plan for a 4 year middle school and the new School Board has not taken a stand on it yet.

McCann stated that a 3 grade middle school would cost about \$12 million and a 4 grade school about \$14.5 million. He stated that the old school board wanted to go with the 4 grade school to avoid having to build an expansion at a later date.

Grady stated that she was on the Facilities Task Force Committee and stated that as an educator she feels that a 4 grade building is more advantageous. She went on to discuss kindergarten possibilities. She stated that if current space can be found to house kindergarten, or if they could utilize the private kindergarten for now, that the \$125,000 for the kindergarten could be used toward the Middle School.

Johnson stated that he is concerned about the crowding at the elementary level. He stated that if the 5th grade is moved up, space will be created. He stated that adding kindergarten to current space will only aggravate the crowding further and that is why the new classrooms should be built. He further stated that it makes sense to go with the 4 grade school.

Rawding asked Dr. Daley if we should build a 4 grade middle school, can we go to the State and get the money for the kindergarten program and use it to offset some of the cost for a new Middle School?

Dr. Daley stated that if rooms in elementary schools are vacated, and these rooms meet State standards which is 1,000 square feet you can take the money and use it for the new construction. He stated that none of our classrooms, with the exception of 2 rooms at Woodman Park meet those standards.

Rawding asked if we can stagger this so there will be no tax burden?

Dr. Daley stated that there will be no tax increases at all.

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Reese asked what is the State's timeline on the City building these classrooms?

Dr. Daley stated that it is a 6 year commitment, a set amount of money appropriated each year. He stated that the money is either used or lost. He stated that a new amount of money is available each year on a first come, first serve basis. He stated that if we do not build now, with the \$125,000 that we have, we may have to go to the tax payers and ask for the money because we are responsible for 25% of the construction cost.

McAtavey stated that everyone wants to see modular classrooms gone. She stated that she strongly supports a 4 grade Middle School.

Hannan stated that another potential benefit is a track to benefit both the Middle School and the High School.

Berry stated that one of the conditions regarding the District Court is a timetable. He stated that the new school would be available in September 1999. He asked if this is really doable?

Mayor Boc stated that it is doable but it is up to the committee. He stated that the timeframe is short. He stated that we need a timetable to meet the needs of both the Court as well as the School needs.

Jalbert stated that time is the essence. He stated that in order to meet the timeframe we need to look at the Design Build Concept. He stated that Procom already has plans.

Hannan stated that in the past JBC's have looked at the following three ways: conventional architect, Design Build, and construction management. He stated that if you use Design Build you need to have someone looking out for the City because you lose the architect working for you.

Quigley stated that he had some reservations on a 4 grade middle school until he discussed it with Dr. Daley and Paul Mauceri. He stated that we should listen to the school department and give them what they need, a 4 grade middle school.

Rawding stated that he has been in construction for 16 years and his main concern is the timeframe. He stated that we're in a boom. He stated that all schools are behind

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schedule being built. He further stated that he does not want a rush job. He also stated that he feels that a 4 grade Middle School is the way to go.

Wilson asked Dr. Daley is it possible to build the 4 grade Middle School without reshuffling all the classrooms and how many spaces would that leave? He continued to state that if we move 5 classes out of Garrison, 3 out of Horne Street, and 3 or 4 out of Woodman Park that it should leave 10 or 11. He stated that he finds it difficult to understand the problem with the kindergarten situations. He states that we owe it to the tax payers to do both the kindergarten and middle school economically.

Dr. Daley clarifies that by subtracting all the modular units, that would leave 6 additional classrooms, not 10 or 11. He also stated that we have the opportunity to have the State pay for 75% of the cost of building kindergarten, why not take advantage of it?

McCann asked if the City can realistically expect to have the work done on kindergarten by September 1998 and the Middle School by September 1999?

Mayor Boc stated that if it can't be done it is up to the School Board.

Johnson agrees with Rawding regarding the quality and the timeframe situation.

Grady stated that on Saturday there is a tour of all the schools . She asked everyone to take a good look at the buildings, look at reorganizing the current space. She stated that maybe kindergarten could be in all one building.

Quigley stated that we can have the kindergarten built and the kids in classrooms by next September, our children need those classrooms. He stated that the architect will be there on Monday night at the School Board meeting.

Landry stated that ignoring time limits for a moment, that with a four grade middle school, how long in the future do we feel confident with the space?

Dr. Daley asked, is the Council going to try to control growth? He stated that it is very difficult for anyone to predict beyond 10 years in the future.

Johnson stated that he is very hesitant to predict 15 or 20 years in the future; it is basically a guessing game.

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Mayor Boc stated that the public will be able to speak shortly.

Jalbert stated that the City needs to keep up the master plan regarding tax dollars per student.

McCann stated that he agrees with Jalbert regarding a 4 grade Middle School. He stated that until the year 2005 this will free up at least 4, if not 6 classrooms.

Quigley stated that he wants to see good communication between the Planning Board, the School Board and the Council as there seems to be a lot of new construction going on.

Hannan stated in closing that these are the final reports on everything that has been studied since 1985, please don't study them anymore! He stated that this is doable, and we want to do it. He thanked Mayor Boc, Councilor Johnson and the City Council on behalf of the School Board.

Grady stated that she would like everyone to really look at the Horne Street School because it is really tight.

Johnson stated that he feels it would be much more helpful to go through when school is in session to observe the overcrowding.

Mayor Boc thanked everyone and now opened the meeting up to the public for questions. He stated that there will be two public hearings on the Middle School issue, on the 14th and 21st of January.

Marty Reardon, stated that he wants everyone to slow down and think about the tax payers. He stated that he disagrees with Hannan's idea of building a new track. He further stated that we should build a 4 grade middle school but build it so that it can be maintained.

Val McKenny, stated that she represents herself, her husband, her son Patrick a 7th grade and her daughter Jacqueline who is a 3rd grader. She stated she is fiscally conservative and has concerns about her taxes going up. She asked if we were to wait a year or six months would the building costs or any other costs go down?

Jalbert stated no.

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Earl Goodwin, asked about the status of the JBC and the architect. Will they have the latitude to go forth on their own to select an architect?

Berry stated that the RSA is pretty clear in stating that once the JBC is created they have authority and control over what happens.

Diane Day, stated that she doesn't want her taxes increased. She stated that people recognize the quality of education at the Middle School. She stated that with a new school we will have continued growth. She stated that at Garrison the class sizes are 30 kids per class. She stated that she is in favor of the new kindergarten space issues. She stated that all kids deserve a chance, let's not delay in approving this.

Corrine Wallace, stated that she supports what Diane just said.

Diane Day, asked about bringing all classrooms up to code.

Jalbert stated that it may be more cost effective to do both at the same time.

Jeanne Walcek, stated that she has 4 children, the last who will be entering kindergarten next year. She stated that the City needs to move ahead, look toward the future and support the Middle School and Kindergarten classrooms.

Earl Goodwin, stated that the architects know more about this situation than Jalbert.

Seeing no one else wishing to speak, Mayor Boc adjourned this portion of the meeting.

3. SPECIAL MEETING COUNCIL CHAMBERS

A. ROLL CALL

Council Members Present: Mayor Wil Boc, Councilor Robert Berry, Councilor James Jalbert, Councilor Paul Johnson, Councilor David Landry, Mayor Pro Tem Otis Perry, Councilor Scott Rawding, Councilor Jerry Reese, Councilor Bill Wilson

Members Absent: None

B. RESOLUTION RE: FORMING A JOINT SPECIAL BUILDING COMMITTEE

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Perry moved to adopt, seconded by everyone.

Perry moved to amend the resolution to add the names of Paul Johnson, Bob Berry and Scott Rawding, seconded by Jalbert.

Motion to amend passed on a 8-0 vote.

Main motion as amended passed on a 8-0 vote.

C. RESOLUTION RE: BOND AUTHORIZATION – CONSTRUCTION OF A NEW MIDDLE SCHOOL

Perry moved to refer to a public hearing on Wednesday, January 14th at the City Council Chambers and Wednesday the 21st at the Middle School, seconded by Reese.

Motion passed on an 8-0 vote.

D. RESOLUTION RE: CONSOLIDATED DISTRICT COURT LOCATION

Otis moved to adopt, seconded by Jalbert.

Mr. Beecher stated that he passed out a letter from the Court Accreditation Committee. He stated that the resolution is basically responding to the requests of the State to provide some assurance to them.

Rawding stated his concern regarding paragraph 4 under the whereas section that allows the State access to any space not used by the court. He asked why we are giving them that authorization?

Mr. Beecher stated that this will probably not be in the final chapters of this issue.

Rawding moved to amend paragraph 4 in the third Whereas section to change the word “will” to “may”, seconded by Wilson.

Berry offered a friendly amendment to read “The City is willing to negotiate with the State of NH for the right....”.

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Jalbert stated that he feels that we should vote on the resolution as it stands.

Landry stated that he agrees with Rawding. He asked about the \$3 million figure.

Mr. Beecher stated that the State won't pay for renovation of the whole building but they have established guidelines for repair costs per square foot at \$75 to \$100 dollars.

Landry stated that this is a historical building, and we are going to lose control over it.

Mr. Beecher stated that one reason why the State liked the building was because it is a historical building.

Motion to amend resolution passed on an 8-0 vote.

Main motion as amended passed on an 8-0 vote.

Perry moves to suspend the rules to allow the Mayor to make two appointments, one to the Planning Board and one to the Solid Waste Advisory Commission, seconded by Rawding.

Motion to suspend the rules passed on an 8-0 roll call vote.

Mayor Boc moved to appoint Jerry Reese as Representative to the Planning Board and David Landry as Representative to the Solid Waste Advisory Commission, seconded by Berry.

Motion passed on an 8-0 vote.

4. ADJOURNMENT

Perry moved to go into Non-Public Session again, seconded by Jalbert.

Motion passed on an 8-0 vote.

JUDY GAOUETTE

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DEPUTY CITY CLERK