

**MINUTES  
WORKSHOP  
DOVER CITY COUNCIL  
DOVER ICE ARENA  
WEDNESDAY, MARCH 18, 1998  
7:00 PM**

**1. Presentation & Discussion RE: Community Services CIP**

Councilor Rawding Absent, all others members present

Mayor Boc opened the meeting and then turned it over to Mike Bobinsky, Community Services Director. Bobinsky reviewed the meetings outline:

Purpose of CIP,  
Long-range planning tool for capital assets  
5yr plan  
Financial policies /goals  
Shifting projects to operating budget  
How projects are paid for  
Reducing debit  
Commitment to Infrastructure Multi-year projects  
Projects to promote the overall quality of living in Dover.

Bobinsky went on to present the Goals of the Community Services Department:

*Meet the economic development goals of the city, address aging fleet needs, expand the use of the GIS which is presently being used to determine conditions of sidewalks, roads, and has been used jointly with the school department to determine student population in certain areas of the city and to determine busing routes, implement sidewalk management plan, respond to citizens expectations for improved streets and sidewalks, address concerns with the present public works facility, continue to operate water and sewer utilities in a cost competitive manner  
Compliment the work of other departments, Bobinsky used as an example working with the Planning Dept. on TIP projects, and finally to pursue innovations in financing needed for recreation projects.*

Bobinsky then discussed some future recreation projects: the expansion of the Arena, Mast Rd. Ball Fields. He added they will be looking for a consensus from the council regarding permission to move forward with an RFP for the Mast Rd. area. Lastly, improvements to the Longhill Memorial Park.

Bobinsky then turned the meeting over to Gary Bannon, Recreation Superintendent, who will discuss our recreational needs and some innovative approaches to facility improvements. Bannon addressed the current initiative to build a Skate park and bandshell at Henry Law Park for which the City Council has already endorsed the fundraising activities of private entities. He

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continued, by discussing the proposal for Longhill Park in which Middleton Lumber has asked to purchase and acre of land from the existing park and the funds from that sale would then go into park improvements such as a new parking lot, new equipment, ballfields etc. He continued by introducing a plan to expand the existing Ice Arena. Bannon exhibited a plan, which showed the building of a new facility, which would be married together with the existing facility allowing for a total capacity of 1500 between the two rinks. He stated he feels we can run two facilities more efficiently and produce over one million dollars in revenue. He went on to discuss the demands placed on the present facility, the timeline for the new facility and renovations of the existing structure. Gary discussed the possibility of privatizing the Pro Shop and the Snack bar. In closing he stated the next step is to conduct a marketing study.

The Mayor asked for the preliminary cost of this project? Bannon stated between 2 and 4 million. Bannon then went on to introduce the Mast Rd Project and athletic fields He discussed the background of the project and the present community need for more ballfields. He stated at present we are running our current fields into the ground because there is such a high demand for usage and no time to repair them in between. He stated he used a task force to evaluate various properties for potential sites and it was felt that the 55-acre parcel on Mast Rd would be the best. He presented a conceptual plan that was prepared with input from the League users. He talked about the possibility of financing some of the project through the sale of the City's sand and gravel on the property. Bannon asked for the council consensus on the sale of the sand and gravel and secondly to move forward on developing the RFP.

Councilor Landry asked for information regarding other city arenas being built? Bannon stated a number of groups have discussed building one, at present there is one in Rochester and Durham and there has been some suggestion of one being built in Sanford, Me and Portsmouth. Landry continued by asking what the current debit is? Mike Joyal responded, the total debit to include the new generators is \$444,918.

Councilor Wilson asked who sets the ice prices? Bannon responded, the recreation services recommends and the council approves or disapproves them. Chuck Maglaras-Planning Board Member, asked if we build the new facility how long will the present one run. Bannon stated we will continue to operate both facilities but we would shut down the existing one in May – Sept and use it for other activities.

The Mayor asked the council if they had any problem with moving ahead and getting marketing information. The council stated no.

Bobinsky stated that they are also looking for consensus regarding the solicitation of RFP for Mast Rd. Councilor Johnson asked what is contained in the RFP. Bobinsky responded, Scope of Services, Sale of gravel, Maintenance and Perpetual care. Mayor Pro Tem Perry stated he is concerned that the RFP does not go far enough and needs to include the firing range, road access for present users I.E. Dowaliby.

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Richard L. Proulx of Proulx Concrete stated he wholeheartedly supports athletics but is concerned about truck traffic, children and balls. He stated he is also concerned with children climbing in the sand pits and getting hurt or even killed. Mr. Proulx also noted that there is a solid block of concrete that is about 10 ft deep and several acres long on that property. He also noted that he thought there was some place in the deed that allowed for the Christensons to buy back any or all the land the city wasn't using. He stated this is an ideal location for the public works facility but not recreation.

Chuck Maglaras asked if the proposed RFP includes the streets and sidewalks from Durham Rd. Bobinsky responded no, but will be part of the total approval process. Earle Goodwin asked about the aquifer located in that area. Bannon stated we would have to follow certain restriction from the EPA. Karin Crittendon –Planning Board member questioned the deed issue? Bobinsky stated they were aware and will have to get a legal land opinion. Ron Cole Planning Board Chair addressed the need for soccer fields in the City of Dover and how this would legitimize Dover in regards to Soccer.

The Mayor asked the council if it was okay to move forward on the RFP and if anyone was opposed to the RFP, the council was all okay.

Bobinsky then reviewed the FY 99 Capital Improvement Projects:

He stated that the total of all requested projects is \$2,479,600. The total proposed for debit financing is \$1,089,600, the total proposed for the operating budget is 1,020,000 and the total proposed use of existing funds is \$370,000.

He stated that our proposed projects for FY 99 are as follows:

Cemetery development	50,000
Cemetery road paving	20,000
Heavy equipment	150,000
Streets and SW	300,000
NY St. Drainage	100,000
Local share of the TIP	117,600
PW facility	83,500
Sixth St reconstruction	60,000
Parks and Playgrounds	30,000
Butterfield Gym improvements	50,000

Bobinsky went on to discuss a vehicle replacement plan which included in year one a

Dump truck	60,000
SW tractor	60,000
1985 dump truck sander unit	12,000
1986 Chevy ¾ ton truck	18,000

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He stated for the water/sewer fund the following have been requested:

Transfer of capital reserve	40,000
Meter replacement	50,000
Griffin Well Air Stripper	250,000
Water Main Improvements	125,000
SCADA	100,000
Public works facility	41,750
Sixth St water Main	10,000
Infiltration study	75,000
Pump station maintainence	75,000
WWTP Blower Bldg.	450,000
Transfer of capital reserves	250,000

Mike then introduced Paul Vlasich who will be discussing sidewalk projects. Paul first discussed the design of the 6<sup>th</sup> St. reconstruction from Whittier to Central Avenue, the design of the water System from Horne St to Central Ave and the sewer design from Maple St to Colbath equipment. Secondly, he discussed the NY St. drainage study that is the area around the Red's Shoe Barn. Vlasich then presented the pavement management program and areas being considered in the FY 99 plan. He stated we have 300,000 proposed for street improvements, which are Chestnut St Railroad Crossing, Glenhill Rd and Back River Rd. Paul continued by stating the annual expenditure for sidewalks equals 300,000 and they have proposed 100,000 in FY 99. He continued by briefly reviewing future year projects. Paul pointed out that there are some problems with the Mill St. reconstruction, which may require that this project will be moved forward. Bobinsky concluded by reviewing the costs of this year CIP.

Mayor Pro Tem Perry asked why isn't the cemetery cost being covered by perpetual care?

Chuck Maglaras question the air conditioning for the Library. Mr. Beecher stated that is only there because the library falls under the category of Leisure Services but it is not part of Community Services. Earle Goodwin stated he concerned about having to stop in the center of a rail crossing. Bobinsky stated that would be changed in the new project.

Meeting adjourned

KAREN L. LARSON  
CITY CLERK

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