

**MINUTES  
WORKSHOP  
DOVER CITY COUNCIL  
COUNCIL CHAMBERS  
AUGUST 26, 1998  
6:00 PM**

Members Present: Councilor Johnson, Councilor Wilson, Councilor Landry, Mayor Pro Tem Perry, Mayor Wil Boc

Absent: Councilor Jalbert, Councilor Berry, Councilor Rawding, and Councilor Reese.

**1. PRESENTATION AND DISCUSSION RE:**

**Award of Request for proposal for Mast Rd  
Athletic Field Development project.**

The Mayor opened the meeting and turned it over to Mike Bobinsky.

Mike Bobinsky explained the project history. He stated his staff has received numerous complaints from leagues regarding the limited playing field. He stated his staff began to meet with league representatives on alternate sites for new

Bobinsky stated the concept planning on the Mast Road Gravel Pit site began and we also began discussion. Over the possible ways to finance the fields. He stated on March 7, 1998 the council gave us approval to proceed with RFPs from firms and solicit vendors. Bobinsky stated we have successfully responded to a legal challenge regarding the sale of land and gravel. He stated that the City Attorney researched the deed and found owners deceased so it was okay to move ahead with the project.

Bobinsky continued by discussing Why the need for more fields. He stated, presently the Park System is at capacity and that the field overuse limits the opportunity for maintenance and upkeep. Bobinsky provided the current years use figures:

Soccer 696 participants  
Lacrosse 50  
Baseball 632  
Football 304  
Softball 448

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Why Mast Road as a site.

Bobinsky addressed why Mast Road. He stated this is available City owned land, we will also be able to finance a recreation amenity without tax dollars. He added this site is environmentally compatible with the Griffin Well and certain construction standards will have to be followed. The size of the parcel is 54 acres, which makes it large enough to construct our plan. He stated this site provides a unique opportunity to finance improvements. The design criteria accommodates city wide field needs and the location is central to the recreational needs.

Bobinsky stated that they spent time on how to formulate the project and to state what the city expected to achieve. He stated we informed potential vendors of project details and we solicited involvement from the vendors in drafting the RFP.

Bobinsky stated that each vendor must present a proposed operational, a plan to ensure the safety of our citizen, project coordination, schedule of operating accountability, the vendors financial capabilities and city access to gravel.

He also stated the amount of income that will be generated is a factor. Bobinsky stated we also asked for a performance bond, he added it is also necessary to comply with RSA 72-B Excavation.

Bobinsky presented a summary of the proposals received were from:

- Brox
- Pike
- Robinson
- Severino
- Thibeault
- Tyra

Bobinsky stated we formulated an interview team, after which four (4) companies were initially selected and re-interviewed. Mike Bobinsky noted that there is about 750K cubic yards of material. Approximately 50% of this is high-grade gravel. The rest is fill and sand.

The team recommended Severino. Bobinsky stated we felt that they had the best overall proposal for the city. Severino will front the entire capital cost for Phase I. Phase I focuses on the soccer fields and on some infrastructure that has to be built.

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He stated if the council approves this proposal, you would only grant the City Manager the authority to enter into negotiations and this project must still receive planning approval. There are details that have to be prepared and developed and presented to the Planning Board.

Perry stated he feels there are two (2) issues

Where are the ball fields going to be located?

How are we going to pay for this? Perry asked is it going to be from the sale of sand and gravel.

Perry stated he is not sure if Mast Road is an official location for recreation activities and he also asked if Maglaras field is being considered.

Bobinsky stated yes, that Maglaras field is still an option. He stated something we have to consider is the number of fields that will fit. Bobinsky stated we also have to think about the impact of the dredge spoils.

Perry asked how committed is the Recreation Advisory Committee to this site as opposed to Maglaras.

Bobinsky stated they are very committed, but not so to say they oppose Maglaras.

Landry asked if Mast Road presently zoned commercial.

Bobinsky stated it is residential but is being proposed for commercial.

Landry asked what effect does the zoning change have on this property?

Bobinsky stated he feels it is much safer. This type of use is less intrusive in terms of the impact on the recharge basin and the well head.

Landry asked if rezoning does occur, are you concerned with the changes that are likely to occur, i.e., safety and traffic. Bobinsky stated we would have to address existing conditions; traffic and design issues.

Landry asked if a traffic study has been done?

Bobinsky stated, no. Landry asked would we still have Beckwith Field/Maglaras Field, etc..

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Bobinsky stated, yes.

Landry continued with his concerns regarding maintenance revenue and how to pay for future maintenance. Would there be a need to hire new personnel?

Bobinsky stated Severino's proposal stated the funds generated from the sale of gravel would exceed the overhead and maintenance cost fees.

The Mayor asked what is the actual cost of the project?

Bobinsky stated they range from \$600K to just under \$1 million.

The Mayor asked what is the time frame for Phase I? Bobinsky stated next spring/fall time frame. The Mayor applauded Community Services for their efforts.

Wilson asked. Is Maglaras Park available?

Bobinsky stated, yes. We can reclaim some area, but it is not enough. This would only allow two (2) additional fields and 1 soccer field.

Gary Bannon stated this project would get us to where we need to be along with Maglaras field.

Wilson stated he was told that if we regraded Maglaras Field, we could get the whole plan in.

Bobinsky stated, no. Maglaras Park has the capacity for only three (3) additional fields.

Wilson asked if we selected another area would we have greater amounts of gravel to sell from the Mast Rd site.

Bobinsky stated, yes we would have more gravel to sell, but we are not comfortable with the closeness of the well.

Wilson asked what would be the cost to bring the 11 non-regulation fields up to regulation size?

Bobinsky stated we haven't evaluated the cost.

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Gary Bannon stated none of them can be changed over.

Wilson stated we could use the gravel money on other projects (i.e., reduce the tax rate).

Landry asked is it necessary for this area to be rezoned.

Bobinsky stated, no.

Bobinsky introduced Tom Severino.

Tom Severino stated he has been in business for 23 years, he stated the company's primary work is earthwork and roadwork. The Companies income is about \$8 million a year. Mr. Severino stated he has looked at the whole plan. There are two areas of consideration. 1) A Central Parking area and 2) It is isolated from traffic.

A preliminary design was developed, then they phased in gravel removal. This design determines how much income is coming into the city.

Mr. Severino stated there is no material removal of fill for Phase 1, but then they needed to complete a new outlay cost for design, after that we would then build the phase 1 field then proceed.

Mr. Severino also discussed financing. He stated the company would be the construction manager. Mr. Severino stated they also took into consideration safety efforts. Mr. Severino stated in closing the city should choose Severino; first, because they provide the most revenues; the greatest dollar value per cubic yard, the second reason is the financial strength of Severino, the third reason is that they can also get it in use by next year's season. Severino stated, he also brings personnel/equipment to run the gravel and supervise the field operation. The fourth reason is that they have a solid reputation in the industry and they are very proud of it. Lastly, they are a hands-on company with personal attention and will have a one-on-one relationship with the city.

Wilson asked if you got the contract and site work approved, how long would it take to complete phase 1?

Severino stated the construction of fields 1, 2, and 3; the main entrance, 100 parking spaces, the trucking entrance, and bringing water/sewer on would be approximately 4 months.

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Wilson then asked how long will it take for the gravel to be removed? Severino stated 4 to 6 years.

Wilson asked how much money worth of gravel would be left at the site?

Severino stated none. He stated nothing would change.

Mayor Boc asked are you going to use the gravel for your own use or to sell.

Mr. Severino stated, both.

Johnson asked when would the financial payoff be done.

Mr. Severino stated we would always up front the funds so it would be a catch up program. He stated we want to restore the fields behind us.

Landry asked will the city be doing anything in Phase 1? Bobinsky stated, as it is proposed, no.

David Cluff – Brox Industries. Mr. Cluff stated that in 1983 Brox tried to excavate Longhill Road. Mr. Cluff stated they estimate 145 yards would be left. He continued to explain his proposal. Mr. Cluff feels their proposal has more to offer the city.

Wilson asked if the additional revenue is because you are proposing getting closer to the well by going down lower on the elevation.

Johnson asked how much increased revenue?

Mr. Cluff stated Mast Road would produce about \$2.1 million. If you add Glenhill Road you can add \$1.1 million.

Wilson asked if all is equal, are the fields getting in the way of the better revenue?

Severino stated, no.

Bobinsky stated there are land use issues.

Landry asked does Brox's plan look at including building the fields?

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Cluff stated, no.

Landry asked are both quotes the same? Severino stated, yes.

Landry asked what is our comfort level with the well ?

Bobinsky stated more information is needed. Perry stated he would like to know what the bottom line of gravel is? Bobinsky stated the staff had the same concern. He stated there is about 750K cubic yards of material, 40% to 50% gravel is estimated as the base line.

Wilson asked for someone to clearly explain the two (2) offers.

The City Manager stated the highest return per cubic yard is \$2 for gravel, \$1 for sand, and 50¢ for fill.

Paul Martel of Mast Road Sand and Gravel. Mr. Martel stated they also are proposing \$100K the first year up front. He stated he feels that with their reputation they are better qualified to handle the gravel.

Kathy Cole – President of the Soccer Association. Mrs. Cole went on record as being in favor of the soccer field. She stated she doesn't care who builds it. She stated there is not enough field space. We need more playing fields. There are lots of kids playing recreational sports.

Jeff Presette – Taxpayer. Mr. Presette stated we don't have a design. We need to do some more homework on design and we need to determine what materials are there. We have nothing to put out to bid on this property. Mr. Presette asked how much money is Severino going to put up for Phase I and for how long?

Severino stated they estimate \$250K up front.

Jeff Presette stated he doesn't feel the people who bid on the project should be in on the design. The city should put the design out to design engineers.

Dick Proulx – President of Proulx Concrete and Aggregate. Mr. Proulx stated he supports sports, but feels this project is making a mockery of the re-zoning effort and a waste of the taxpayers money. He stated there are no sidewalks or shoulders and he stated there are major safety issues.

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Jim Morris – Cochecho Lacrosse. Mr. Morris stated we are in dire need of more field space. He stated they have the oldest lacrosse training program in the state and it is growing every year.

Kevin McEaney thanked all the participants. He stated in regards to the Soccer Association they were going to bring this proposal forth

John Torr – Corner of Mast Road. Asked the council to cleanup the intersection and keep it clean

Wayne Coolidge – Dover Youth Softball. Mr. Coolidge stated he feels the fields are essential.

The Mayor thanked everyone for attending the work shop and adjourned the meeting.

KAREN L. LARSON  
CITY CLERK