

**MINUTES
WORKSHOP
DOVER CITY COUNCIL
COUNCIL CHAMBERS
OCTOBER 28, 1998
7:00 P.M.**

1. D.E.D.C. Discussion RE: Waterfront

Jalbert and Rawding were absent.

The Mayor opened the meeting stating the waterfront committee was here to do a presentation. The Mayor introduced Bob Long.

Bob stated with the FY2000 CIP, the public works garage was proposed by the City Manager. He stopped and introduced the Dover Economic Development Commission which consisted of Pat Murray, Nick Skaltsis, Pat McManus, and Scott Myers. He went on to state that the uncertainty of when the garage will be built has delayed any development. He referred to a map of the waterfront site.

Bob stated the master plan charette design group has agreed that this site is ideal for private developers and for residential land. He stated we are currently looking at school busses, a salt pile, and the unsightly public works building, etc. They would like to subdivide the area. If the garage was moved the site could be sold off quickly. Property owners across the river would then feel confident to proceed to develop their side of the river. The longer the delay in moving the garage the longer it will take to develop. Bob now asked if the council had any questions.

Dave Landry asked to have the site pointed out on the map. He asked about access to the development.

Bob stated access would be off Paul Street that is off Henry Law Avenue. There is support for 35 condominium units on 5 acres of land. This would be an upscale type of condos. This will not be sold as a raw piece of land but with a layout design.

Dave Landry asked about the Brownfield money in context with the Public works facility.

Paul Johnson asked if any thought has been given to where the recycling would be located?

They answered that all the public works facilities would be relocated together.

Bill Wilson stated it seems that money is the problem. He wondered why they could not market the land before the public works building was moved.

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Bob Long answered that the RFP had been done, but the site does not make a good interpretation. He went on to state we have been talking about developing this land since 1984 but we have not made very much progress. Bob stated that the annual tax assessment would probably be around \$2,000 per condo unit.

Bill Wilson commented about where was the Northland proposal, they were going to build. They had a plan to cover the entire site with 200 units. He pointed out that this company was able to see the potential.

The Mayor clarified that we do not have any money on the table to move public works as yet. He stated that he and Beth Thompson had met with a developer in the horrible old current barn and he was totally embarrassed.

Otis Perry asked if the site for development was all ledge. The answer is partially.

Dave Landry asked if the site was better suited for residential or commercial development.

Bob Long stated the whole piece is 30 acres with 15 to 20 of these acres developable.

Dave continued what is the relationship between the \$70,000 tax assessment and the bonding revenue. If the money in the CIP gets approved and we have condos that are able to pay. The money from the condos goes into the general fund but we still have to pay the bond. Basically this is a wash.

Bob Berry stated the current facility is a big eyesore in Dover. When public works is eventually moved to Rt. 108, it needs to look good.

Paul Johnson is concerned about the tax revenue we are talking about. He feels the key is the sale of the land and he doesn't think the tax revenue should be considered.

Nick Skaltsis explained we are talking at least 18 months away not before the year 2000 if we act now in the current CIP.

Dana Lynch, the civil engineer stated he is excited to see that Bob Long has brought this item back before the council. He stated the citizens have spent an exorbitant amount of time planning where this development should go. He went on to say this is a step by step process and he wants to see that the Chamber of Commerce supports this process. There were no more questions.

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2. DISCUSSION RE: Revisions to Purchasing Ordinance

Otis Perry stated he feels that the information that comes to the council is not complete, he would like better information. He wants an explanation of why the low bid is not accepted.

Dave Landry asked about the time frame with regards to one meeting per month as opposed to two regular meetings.

Mike Joyal explained that it does have ramifications when going out to bid when we have to hold off almost four weeks in some instances.

Paul Johnson would feel comfortable increasing the purchase order limits to \$50,000 before items come before the council as long they were approved by the council in the budget process. He feels this would be a good way to move the day to day budget.

Bill Wilson referred to the footwear resolution currently on the table and stated that would have been a non-issue in this instance.

Dave Landry stated that perhaps items of this nature could be put on the consent calendar with a cost of under \$25,000 amount.

Jeff Harrington is not available to speak tonight.

Jerry Reese moved seconded by Dave Landry to adjourn. All in favor.

JUDY GAOUETTE
DEPUTY CITY CLERK