

MINUTES
Special Meeting
PUBLIC HEARING
DOVER CITY COUNCIL
COUNCIL CHAMBERS
Wednesday
December 2, 1998
7:00 p.m.

1. ROLL CALL:

Members present: Councilor Johnson, Councilor Landry, Councilor Reese, Councilor Rawding, Councilor Jalbert, Mayor Wil Boc.

Absent: Councilor Wilson, Councilor Berry, and Mayor Pro Tem Perry.

2. PUBLIC HEARING

- A. RESOLUTION RE: Appropriation for FY00 Capital Improvements Program and Authorization for Bonding. Sponsored by Mayor Wil Boc, by Request.

The Mayor opened the Public Hearing on CIP.

Peter Forsythe stated he had one item regarding the Dover Rotary Club and bandshell. This item is on the CIP to improve the front of the Butterfield gym. This needs to be done at the same time (in concert). Mr. Forsythe wants this item to stay in the CIP budget.

Seeing no other speakers, the Mayor closed the Public Hearing.

- B. RESOLUTION RE: Authorization of the City Manager to Enter Into a Joint Agreement with New Hampshire Department of Transportation and Northeast Credit Union for the Granting of Access Points and City Take-Over of the Sixth Street Connector Road West of the Spaulding Turnpike. This Resolution Additionally Accepts the Sixth Street Connector West of the Turnpike as a City Street. Sponsored by Mayor Wil Boc, by Request.

The Mayor opened the Public Hearing on the Sixth Street Connector.

Malcolm MacNeill represents Northeast Credit Union (NECU). Mr. MacNeill stated NECU owns approximately 56 acres of land on the connector road.

Mr. MacNeill stated he is here with Peter Kavalauskas, Rick Parks, and Ed Jewett representing NECU. Mr. MacNeill addressed the council and stated they support the proposal that NECU wants to move their branch facility currently located on

Central Avenue. In addition, they want to construct a 28K square foot operation center on the remainder of the 56 acres.

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NECU has all the necessary permits from the City and State to occupy this site.

The site has been designed for the access point to be aligned with the access point of the anticipated fire station.

NECU is ready to proceed with the construction immediately.

This area will be the commercial center of the city.

He stated, this will begin the single permitting process that the city and developers would have to go through.

Mr. MacNeill stated the utilities may be run up this road rather than over wetland crossings. The city would only have to maintain the road.

He stated they anticipate the real estate taxes for this facility would be approximately \$50K per year.

Mr. MacNeill stated the cost of the project will be \$2.4 million. He stated further development on this site has already been contemplated. NECU is ready to start construction after this last hurdle is completed.

Rawding asked if Jewett is the contractor that will be building this facility?

Mr. MacNeill stated, yes.

Rawding stated he will abstain from this vote. They have a signed contract.

Landry asked about McNeill's comments regarding people building on the Sixth Street Connector with a tab which will benefit the city. What will be NECU's tab?

Mr. MacNeill stated there are various improvements that must be made to the road; utilities, alignment curve and height of the road.

Landry asked regarding about water, sewer, and utilities.

Mr. MacNeill clarified that the sewer is a different source, however, NECU will pay for the electric, gas and water installation. He stated the city is not paying the bill.

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Landry asked about the future access, is it negotiable?

The access way will provide an additional 35 acres.

Landry asked the City Manager do we, the city, currently have access for the future fire station.

The City Manager stated, no.

Seeing no other speakers, the Mayor closed the Public Hearing.

3. OTHER BUSINESS

- A. RESOLUTION RE: Authorization of the City Manager to Enter Into a Joint Agreement with New Hampshire Department of Transportation and Northeast Credit Union for the Granting of Access Points and City Take-Over of the Sixth Street Connector Road West of the Spaulding Turnpike. This Resolution Additionally Accepts the Sixth Street Connector West of the Turnpike as a City Street. Sponsored by Mayor Wil Boc, by Request.

The City Manager began to clarify the connector. He stated as long as the State has control of the connector road, the city has only a limited ability to expand without the city paying for it.

Steve Stancel stated the city preserved a lot adjacent to Alder Meadows for the future fire station and a request for a curb cut from the state. Steve indicated the city was denied the request. The state is now willing to turn the connector over to the city if this resolution is approved.

Steve went on to explain the whole area using a map as a visual aid.

Landry asked what would the maintenance cost of this be?

The City Manager explained maintaining some streetlights and plowing would cost \$7K to \$10K per year. The advantages of this project would be a major benefit for the city.

The City Manager stated there is a bigger advantage than a disadvantage.

Landry asked if the \$50K+ tax is based on a 5600 square foot building.

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Landry asked, if we never build a north end fire station, is it still the recommendation to take this over.

The City Manager stated, yes.

The Mayor explained the whole resolution. He pointed out that the city wants to control the east side.

Motion passed on a roll call vote of 4-0. Rawding abstained.

Jalbert moved to adjourn, seconded by all.

4. ADJOURNMENT

JUDY GAQUETTE
CITY CLERK

MINUTES
WORKSHOP
FOLLOWING SPECIAL MEETING
DOVER CITY COUNCIL
COUNCIL CHAMBERS
Wednesday

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1. DISCUSSION RE:

FY00 Capital Improvements Program and Authorization for Bonding.

The Mayor opened the Workshop.

The City Manager apologized to the school board and the planning board.

The cost of waiting until spring – makes the costs of the CIP much higher. We want to get out to bid on these projects. All of the 32 projects, except 1 – the City Hall improvements have been in last years CIP.

The City Manager wants the school board and planning board to review the CIP.

Dr. Daley deferred to Stephania Pearce.

Dr. Daley notes the board has not voted on the CIP items as yet. They will be prioritizing their requests.

Stephania Pearce began her explanation from page 1 of the document provided. She explained that insulation is needed at Dover High School. Ms. Pearce stated finishing Woodman Park is the most important. The total cost of everything else is already on the CIP list.

Rawding thanked Ms. Pearce. He stated that the Woodman Park windows are not replaced as yet. Ms Pearce replied the specifications are being sent out to bid now. She stated there are 361 windows at Woodman Park and wants this done by the start of the school year in 1999. Ms. Pearce stated we are still on budget.

Landry stated he likes the page 1 format. He also asked about doing the track in 2 calendar years. Landry asked will we be able to track all in one year?

Ms. Pearce stated it would provide for flexibility in this CIP to go out to bid.

Landry asked about the asbestos abatement.

Ms. Pearce stated there is \$66K sitting in our old CIP appropriation.

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Rawding asked regarding the locker replacement program. Are they the same as Dover Middle School?

Ms. Pearce stated she wants to look into a different type 15" x 15" square lockers. She stated the life span of a locker is 20 years.

The Mayor stated he wants to know what Kalwall is.

Ms. Pearce stated the I-beams and plastic skin on the wall is failing.

Jalbert asked will the building support dry gut? or Stucco?

Ms. Pearce stated this new Kalwall is better and has a higher 'R' value. This is like a 2nd skin for the building.

The Mayor asked Ken Latchaw to explain DoverNet.

Mr. Latchaw stated \$1.2 million was estimated in 1993 to finish DoverNet. The infrastructure is completed.

All the classrooms in the elementary school would have 3 computers. The Middle School would have 14 per team, and 14 per team at the Dover High School. This would be 168 computers for \$147K. He stated this would complete the original DoverNet plan.

Landry asked about # 2, financial management system; is this the counterpart to the City's computer system in the CIP?

Mr. Latchaw stated Ms. Pearce will address this.

Rawding asked about the \$50K electrical upgrades at the school? Do they need to be done in concert with the DoverNet project?

Mr. Latchaw stated, no.

Rawding stated if he votes for one, will it jeopardize the project?

Mr. Latchaw referred to Thom Forbes to address this issue.

Mr. Forbes explained the overloads of electricity at the schools.

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Rawding asked are we adequate or do we need more to upgrade the electricity now?

Mr. Forbes stated the age of the systems is the problem.

Jalbert stated \$50K is really for preventative maintenance.

Rawding asked will the 168 additional computers complete the project? He stated he was there at the start of DoverNet and has followed it until now. How are we doing with the older units?

Ken Latchaw stated they will get the 10 years out of the machines as promised in the beginning.

Ms. Pearce responded to Landry's question regarding the financial management system. They are going to be using Atlantic Turnkey.

Landry asked about the electrical system improvements that were originally spread out over 6 years and now is no longer spread out, but is in 1 year. Is this in the school budget or the operating budget?

Ms. Pearce stated both.

Rawding stated to the City Council, this has not been voted on and could change depending on the School Board priorities.

The School Board members were dismissed.

Moving to the city side,

Rawding asked regarding the \$100K Cocheco River dredging. He asked if someone could explain where we are on the dredging.

Steve Stancel stated the dredging has been ongoing for 2 ½ years and now is a 60-foot wide low water span, 7 feet deep.

He stated the City side is 20% of the Federal Project of \$1 million. Ten percent (10%) has to be put up front, the remainder of the city portion can be spread and paid over 30 years.

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The Project will be lined and fully capped so it can be used for future ball fields.

Rawding stated he has heard of metals in the silt and the fishermen have talked of metals hurting wildlife. How much of a delay might this factor produce?

Steve Stancel says a process has to be followed. This \$100K will not be bonded until all the permits are obtained. If everything goes well, the project will be put off until fall. If things don't go well, it could be put off until fall or possibly not happen at all.

Johnson asked Mike Bobinsky regarding the athletic field development.

The City Manager stated he will remove it from the CIP for the time of approval. He stated we will address it as a separate resolution.

The City Manager begs for electrical upgrade money for City Hall. Fifty percent (50% of the electrical systems are outdated and need to be upgraded.

The City Manager asked Jeff how the revenue is going against the \$900K.

Jeff stated \$75K per year.

The City Manager explains. He will have figures next week.

The Mayor asked how much of \$1.69 is for the school. Jeff stated \$1.18 is the school portion.

Landry questioned Mike Bobinsky regarding a few things; Items 10 & 11 were in 2001 and are now in 2000.

Bobinsky stated Items 10 and 11 of CIP were in 2001 but have been moved into year 1. The appropriation for design and construction funds are being sought all at once. This is a key link.

Landry stated item 31 - Mill Street has been moved up due to urgency.

Bobinsky stated, yes, we've had several problems there, so it has been moved up. It costs more for repairs.

Landry asked what is going to constitute our share of the TIP.

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Landry asked about Item 6, streets and sidewalks. He would like this amount increased. He would like this increased to about \$700K.

Mike Bobinsky commented on the street and sidewalk management system. We are not putting enough money in to keep up with the problems. He feels \$700K is a high end toward these projects.

Landry stated with realistic funding, people could expect their sidewalks to be redone.

Landry stated he had one more question. Currently we are doing \$200K on streets and \$100K on sidewalks. Mike Bobinsky would divide it \$450K for streets and \$300+ for sidewalks.

The Mayor concurs with Landry's figure of \$700K.

Rawding wants to throw in a comment. He doesn't want to commit to any figures when there are other items to consider.

We will not walk away with an \$8.5 million CIP

Where are we going to cut on other items? He cautions people to not commit to figures.

Landry stated we have serious infrastructure problems in the city. We need to address this. Landry also asked about heavy equipment in the capital reserve fund in last year's CIP.

Mike Bobinsky stated in FY 99, \$150K was requested. We received \$70K in FY99 capital. The department pursued the purchase of one 6-wheel dump truck, complete with sander and plow. The truck came into service last fall.

Landry asked for a definition of SCADA.

Mike Bobinsky stated the SCADA is controlled data utility link for water and sewerage.

Landry asked regarding the public works facility. There is no worse of an eyesore than the present building. He stated he wants it moved. Landry will not be supporting an \$8.5 million CIP, but he will support a CIP if the public works building can be moved..

Landry stated the borrowing rates are outstanding.

Jalbert stated we need to stick to specifics until next week.

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Ron Cole has a question for Mike Bobinsky regarding the \$700K (if it passed) for streets and sidewalks would this be done in-house or contracted out?

Mike Bobinsky stated the paving, etc. is bid out.

Rawding stated he wants to get mileage out of the buck. Now would be the time when we would get the most for our money.

The City Manager recommends, because the School Board hasn't voted yet, that we can get at least our (the city's) portion in the CIP.

He wants to split the two out and act on the school boards portion when they are ready.

Rawding agrees.

The Mayor agrees.

Motion to adjourn at 8:45 p.m

JUDY GAQUETTE
CITY CLERK