



CITY OF DOVER

DOVER UTILITIES COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Conference Room – 271 Mast Road, Dover, NH 03820
Meeting Date: Monday, April 19, 2010
Meeting Time: 6:00 pm

Members Present: Chairman Mike Earley, Vice Chair Jay Stephens, Ed Spuler, Mark Moeller, Alternate Ted Mortner

Members Absent: Otis Perry, Marty Coyle

Staff Present: Doug Steele, Director of Community Services, Bill Boulanger, Superintendent of Public Works and Utilities, Allan Krans, City Attorney, Jennifer Bretz, Recording Secretary

1. CALL TO ORDER

The meeting was called to order at 6:34 PM.

2. REVIEW OF AGENDA

Motion: Stephens made the motion to approve the agenda, Moeller seconded. Vote: U/A

3. APPROVAL OF MINUTES OF MARCH 18, 2010

Motion: Moeller made the motion to approve the minutes, Spuler seconded.

Spuler stated that during Areas of Concern, Perry had stated using water saving devices not permanent water.

Vote: U/A

4. USER'S FORUM – NONE

5. ABATEMENT REQUEST

A. Arbor Woods

Motion: Stephens made the motion to remove the item from the table, Moeller seconded. Vote: U/A

Stephens stated that there is a tentative resolution (in file) regarding Arbor Woods.

Motion: Stephens made the motion to adopt the resolution, Moeller seconded.

Motion: Stephens made the motion that they add a fifth resolve stating that the applicant signs a general release form acceptable to the City Attorney, Moeller seconded. Vote: U/A.

Atty. Jim Schulte stated that the resolution calls for the original rate of \$1900 for the first six homes and the clubhouse. It then mentions four more homes, there's been an additional home built. There are five more units that have been built. It was their expectation that the five homes would be at the old rate. It's consistent with the general reasons that the board would be approving an abatement. He's requesting that units 6, 15, 16, 17 and 25 be billed at the \$1900 rate with all of the other units. The remaining 35 units he's requesting that they be billed at the \$4000 rate provided that they are built within the five years. They will be going to the Planning Board to ask for some revisions. They hope to end up with more than the original 63 units which will not affect the City's infrastructure costs at all. The City will end up getting greater water and sewer investment fees.

Moeller asked Atty. Krans what was the reasoning behind the second bullet which states, "The rate of \$4,000 per lot for the next four (4) lots including lots 6, 16, 17 and 25".

Atty. Krans stated that Atty. Schulte had written him an e-mail, in February, which stated that all 11 lots, now 12 lots, were grouped together at the lower rate.

Moeller asked if they were built at a different time.



CITY OF DOVER

DOVER UTILITIES COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Conference Room – 271 Mast Road, Dover, NH 03820
Meeting Date: Monday, April 19, 2010
Meeting Time: 6:00 pm

Atty. Schulte stated that some were built before May 2009; some were built after that within 2009. One is currently being finished. They have been built at different times but the status of this is up in the air as to what the ultimate price was going to be. When they priced them out, they did it at the basis that the \$1900 was going to be the rate. Going forward they will know what price will be.

Atty. Krans asked Atty. Schulte about the possibility of duplexes, as opposed to a single family home on one of the 35 lots.

Atty. Schulte stated that the 35 lots are permitted to be single family. The plan is to continue to build what is currently there now. In the second phase they will be proposing duplexes and triplexes. The release that he's drafted, if granted, the next 35 lots he's proposing that a condition would be to only have a single family unit on the lot.

Atty. Krans stated that he doesn't want to get into a situation where 3-4 years from now, one of the 35 lots intended as a single family that qualifies for the \$4,000 rate, has a duplex on it and someone is going to make the claim that they only have to pay \$4,000 for the lot.

Bob Paolini stated that if at any time they change the existing single family to a multi family, they would have to go pay the existing rate for each dwelling unit.

Atty. Krans stated the intention of the board is to go with the current rate. It may be wise to add a sixth amendment that would say the 35 extra units are assumed to be single family units.

Stephens asked if they could just modify the bullet that talks about the lots as opposed to adding a new bullet.

Spuler stated that from his perspective there should be logic behind what is happening. He would like to know when the lots were completed. This could open the door to every developer finishing units.

Discussion ensued regarding clarification of paid and unpaid lots.

Motion: Stephens made motion to change the resolution to say the applicable rates shall be applied as follows: rate of \$1900 for first 11 lots, which include 2,4,8,13,14,15,16,17,19,24 and the clubhouse and at the rate of \$4000 for next 36 units based on single family homes in the subdivision for next 5 years. In the last bullet change it to say that the current rate for additional dwelling units as opposed to just units, Moeller seconded.

Earley stated that he would like the 36 lots to be numbered in the resolution.

Atty. Schulte stated that the last numbered lot would be 47.

Vote: U/A

Motion: Moeller made a motion to approve the resolution as amended, Stephens seconded.

Vote: U/A



CITY OF DOVER

DOVER UTILITIES COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Conference Room – 271 Mast Road, Dover, NH 03820
Meeting Date: Monday, April 19, 2010
Meeting Time: 6:00 pm

6. REPORTS

A. Abatement Review Team Report

The report was discussed and clarified by Staff.

B. Utilities Report

The report was discussed and clarified by Staff.

C. Finance Report – Not Available

Motion: Stephens made the motion to approve the reports, Moeller seconded.

Vote: U/A

7. NEW BUSINESS

A. Meter Committee

Boulanger stated he is asking the Board to set up a committee to help with the meter system. A trace unit is installed when they first install the radio read meters. The company no longer supports the trace unit. Boulanger explained the differences between a radio read system and a repeater read system.

Boulanger stated that if he had a committee he could ask the vendors to come in and discuss their product.

8. OLD BUSINESS

9. AREAS OF CONCERN

Earley requested for ideas of how we're going to make the effective rates stick and what the date should be.

Boulanger stated that he can bring the form that they use from City Hall.

10. ADJOURNMENT

Motion: Moeller made the motion to adjourn at 7:37 pm, Spuler seconded. Vote: U/A