



CITY OF DOVER

CITY COUNCIL – MINUTES

Meeting Type: Workshop
Meeting Location: Council Chambers, City Hall
Meeting Date: **Wednesday, December 07, 2011**
Meeting Time: **To immediately follow Special Meeting**

1. CALL TO ORDER

2. MOMENT OF SILENCE

Moment of Silence was held during the Special Meeting.

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was held during the Special Meeting.

4. ROLL CALL ATTENDANCE

Present: Mayor Trefethen, Deputy Mayor Weston, Councilor Carrier, Councilor Cheney, Councilor Ciotti, Councilor Cruikshank, Councilor Garrison, Councilor Hooper, Councilor Nedelka.

Also Present: City Manager Joyal, General Legal Counsel Krans, and City Clerk Lavertu.

5. CAPITAL IMPROVEMENT PROGRAM (CIP) DISCUSSION

Two Councilor-Elects were present and allowed to ask questions regarding the CIP.

Superintendent Briggs Badger and School Business Administrator Limanni discussed the handout regarding the renovations to the auditorium.

Councilor Nedelka asked if there has been any change regarding receiving building aid from the State.

Superintendent Briggs Badger said she spoke with the State. She said of the \$50 million budgeted \$3 to \$5 million is available for new projects. She said the criterion for this was tied to need, based on safety and health issues.

Councilor Hooper said the citizens need to understand that it's not just renovating the auditorium to make it beautiful, but to comply with State laws, Federal regulations for the handicap, adding a media center, and adding classrooms. She asked the Superintendent to put the handout on the School's website.

Councilor Garrison asked for clarification on the feasibility study in 2012.

Mr. Limanni said they were hoping to get some aid or relief for a feasibility study for the whole high school project.

Superintendent Briggs Badger spoke about the Career Technical Center renovations, which is now scheduled for 2016. She said they need to be ready with a plan.

Councilor Garrison spoke about the building aid question and funds not being available for the high school renovations.

Deputy Mayor Weston asked how much of the \$1.9 million will be paid for by cable access franchise monies.

City Manager Joyal said the \$80,000 for the media center was a separate project.

Superintendent Briggs Badger said they were doing the projects together, but agreed that it was \$1.9 million for the auditorium renovations plus \$80,000 for the media center.



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Councilor Cheney started a discussion regarding the feasibility study and starting the auditorium project.

Superintendent Briggs Badger said they have created planning committees for both Garrison Elementary School and the High School.

Mr. Limanni spoke about the timelines.

Councilor Carrier said he liked the idea of spreading out the debt financing. He is concerned that there were no plans for the next phase of the project, and that they might not fit with the renovations being done now.

Mr. Limanni said the auditorium is really separate from the rest of the building. He said it would be ideal to complete the plans for the whole project.

Mayor Trefethen referred to the items listed on the handout, and said five refer to compliance. He said they don't have to worry about compliance until they start the renovations. He spoke about the auditorium being used by the community, and asked how many events held in the auditorium were non-school related.

Superintendent Briggs Badger said it's approximately 30 events per year. She said that number would increase if air conditioning is put in and allows for use during the summer.

Mayor Trefethen spoke about using impact fees to do the concept plan. He asked what would happen to the CIP if there is hesitation from the Council to do this project without a plan.

Mr. Limanni said they would still do the media center and the auditorium renovation would wait until the High School renovations.

City Manager Joyal said if they don't do this project this year, they can bond for the concept plan instead.

Councilor Ciotti started a discussion regarding the lighting and sound system. He said if they are not commercial grade that it will not be rentable to professional theater companies.

Superintendent Briggs Badger asked if \$185/square foot would supply that quality.

Councilor Ciotti said absolutely not.

Superintendent Briggs Badger said she will get the information for the Council.

Councilor Cheney asked if there was still a media classroom if only the media center was completed.

Superintendent Briggs Badger said there would be one classroom.

Councilor Nedelka said he was hesitant about supporting this because building aid has been dramatically reduced or gone. He said the citizens of Dover don't believe the renovation of the auditorium is high on their list for the high school. He felt this might not be the best product because it's being rushed. He was not including the media center in this argument.

Councilor Hooper said she has heard these arguments for years and it keeps getting pushed back. She agreed with Councilor Carrier that they need a concrete plan.

Superintendent Briggs Badger said they need assistance with funding.

Deputy Mayor Weston started a discussion regarding the timeline if this was to pass, and the creation of the Joint Building Committee (JBC).

Mr. Limanni said the JBC couldn't be created until after July 1st.

City Manager Joyal said the JBC couldn't be created until the appropriation is passed. He said the planning process has to be looked at carefully.

Mayor Trefethen spoke about the auditorium project being delayed one year. He talked about a plan being created.

Mr. Limanni said they're not against going back to the drawing board on this project.



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Mayor Trefethen spoke about using impact fees to create the plan.

Councilor Cruikshank said if the money that wasn't spent in prior years by projects being delayed and was put into a reserve account then the money would be available now to create a preliminary plan. She said she liked the idea of putting it off for a year.

Mr. Limanni said they were facing layoffs and it was difficult to put money in a reserve account.

Councilor Cruikshank said it was all about priorities. The City had layoffs and put money away in reserve accounts. When looking at the long term is make a smaller financial impact.

Superintendent Briggs Badger answered the question about who owns the basketball courts, and said it was City property.

Councilor Hooper spoke about the McConnell Center renovations, and said she supported the expense. She said the space can't be rented out as it is presently.

City Manager Joyal said the renovation expense is in addition to the subsidy being paid by the Council, and it is the ultimate goal that the unused space is rented out and the subsidy expense will go down. He said the money will be used to fit out the space for a potential renter when they have the lease in hand.

Mr. Perry said they plan to offer the potential tenant the City's resources to fit out the space to their specifications, and then they would add the extra cost into their lease agreement.

Councilor Cheney asked how many spaces are empty.

City Manager Joyal said there were 2 spaces unfinished and 1 unrented.

Councilor-Elect Crago asked about the \$13/square foot current rent, and asked if anyone has considered lowering the price.

City Manager Joyal said the rent is \$13.48/square foot including utilities and maintenance. He said the market is lower, but the advantage is that the nonprofits are all together. He said lowering the rent wouldn't lower the operation expenses and would have to be subsidized by the City.

Councilor Cheney started a discussion regarding the options for the stained glass windows.

Councilor Hooper started a discussion regarding the shooting range within the police department, and the concern with the expense. She said constituents feel it could be a cooperative effort with other communities.

Police Chief Colarusso said the shooting range was something they wanted, but wasn't necessarily in the plan.

Councilor Cheney asked the City Manager for a listing of what the \$100,000 for water exploration has been spent on.

City Manager Joyal said he could get that information for the Council.

Councilor Garrison asked about making changes to the CIP before the vote.

City Manager Joyal went over the process with the Council.



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6. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Mayor Trefethen, seeing no one wishing to speak, closed the Citizen's Forum.

7. ADJOURNMENT

Deputy Mayor Weston moved to adjourn; seconded by Councilor Cruikshank.

Vote: 9/0.

Superintendent Briggs Badger's handout has been archived with the Minutes for this meeting.