



**CITY OF DOVER**

## CITY COUNCIL - MINUTES

Meeting Type: Workshop Session  
Meeting Location: Council Chambers, City Hall  
Meeting Date: **Wednesday, November 20, 2013**  
Meeting Time: **7:00 pm**

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**

Deputy Mayor Carrier led the Pledge of Allegiance.

#### 4. **ROLL CALL ATTENDANCE**

**Present:** Mayor Weston, Deputy Mayor Carrier, Councilor Cheney, Councilor Crago (left at 7:48 pm), Councilor Garrison, Councilor Hooper. Councilor Spuler arrived at 7:10 pm.

**Absent:** Councilor Weeden

**Also Present:** City Manager Joyal, General Legal Counselor Blenkinsop, and City Clerk Lavertu.

#### 5. **DISCUSSIONS**

##### **A. POLICE FACILITY BUILDING COMMITTEE UPDATE**

Deputy Mayor Carrier introduced William Gatchell from Lavellee/Brensinger Architects.

Mr. Gatchell gave a PowerPoint presentation to the Council regarding the design of the new Police/Parking Garage Facility. He also answered questions from the Council regarding the design, traffic flow, security, and the construction impact to other businesses.

Deputy Mayor Carrier discussed the process the Committee has taken and how they came up with this plan.

Councilor Cheney moved to suspend the rules to allow for a Citizen's Forum on this topic alone at this time. She withdrew her motion to continue Council discussion.

Planning Director Parker spoke to the traffic flow concerns.

Councilor Cheney moved to suspend the rules to allow for a Citizen's Forum on this topic along at this time.

Councilor Garrison said he would second the motion after Council discussion has been completed.

Councilor Cheney withdrew her motion.

City Manager Joyal gave an overview regarding why the Orchard Street site was chosen.

Mr. Gatchell spoke to the concerns that have been brought up to the Police Facility Building Committee and City Council regarding this project.



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Councilor Cheney moved to suspend the rules to allow for a Citizen's Forum on this topic alone at this time; seconded by Councilor Garrison.

She said she was asking for this because this Workshop had several topics and felt it was in good faith to have citizen's wait for additional topics to speak to the Council.

Roll Call Vote: 6/0.

**Barbara Hay, Cochecho Park Apartments Resident:** She spoke about her concerns with traffic in the Chestnut Street and Orchard Street area. She said they have a petition against the building that everyone in the building has signed. They were concerned with air quality, and said EPA supports her belief that the air quality will be poor. She said they were concerned with the loss of parking. She said they have attended a lot of the Police Facility Building Committee meetings and haven't been in the minutes. She said they don't want the police station in their backyard.

Mayor Weston, seeing no one else wishing to speak, closed this Citizen's Forum session.

### **B. ECONOMIC DEVELOPMENT BUSINESS PARK**

Economic Development Director Barufaldi spoke to the Council about the need for a second Business Park in Dover.

Planning Director Parker referred to Page 115 of the Capital Improvements Program (CIP) book, which covers a second Enterprise Park. He gave an overview on the advantages of building a second business park. He said they need to discuss this before it bypasses Dover and goes to another city. He showed a map which highlighted proposed areas for a second business park on Mast Road.

Deputy Manager Carrier said he felt it was a great idea to do this planning.

Councilor Cheney spoke to her concern about this location and asked about the chemicals that they are in the ground water and how the water is affected.

Planning Director Parker said this whole area is sensitive and they are going to be very particular about what type of businesses will be moving in this business park.

Economic Development Director Barufaldi said the chemicals that are a concern are a problem in drinking water. He said they are attracting businesses that want a campus atmosphere.

City Manager Joyal spoke about moving the Griffin Well.

### **C. CAPITAL IMPROVEMENTS PROGRAM (CIP)**

City Manager Joyal referred to his handout to the Council and gave an overview of three special revenue projects in the CIP: Enterprise Park, Development Park, and Parking Garage.

He discussed the funding options for the Police Facility/Parking Garage, which doesn't use existing tax dollars. He spoke about the Tax Increment Financing (TIF) study that should be brought before the Council early next year. He gave an overview of how TIF districts work, which is intended to use as a tool for economic development. He discussed another option



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which is the New Market Tax Credits, which could shave 30 to 39% off this project. He said he is looking into this to see if the City qualifies, and they will know some time next year.

### 6. CITIZEN'S FORUM

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

**Timothy Dargan, Chairperson for the Dover Business and Industrial Development Authority (DBIDA):** He said DBIDA was in favor of the Police Facility/Parking Garage project. He said personally he was in favor of a second Enterprise Park, but asked the Council to use caution with limitations.

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

### 7. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn; seconded by Councilor Hooper.  
Vote: 6/0.