



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: Workshop Session
Meeting Location: Council Chambers, City Hall
Meeting Date: **Wednesday, January 15, 2014**
Meeting Time: **To immediately follow Special Meeting**

1. CALL TO ORDER

~~2. MOMENT OF SILENCE~~

~~3. PLEDGE OF ALLEGIANCE~~

4. ROLL CALL ATTENDANCE

Present: Mayor Weston, Deputy Mayor Carrier, Councilor Cheney, Councilor Gagnon, Councilor Garrison, Councilor Hooper, Councilor McManus, Councilor O'Connor, and Councilor Thibodeaux.

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

5. DISCUSSIONS

A. CAPITAL IMPROVEMENTS PROGRAM (CIP)

Councilor Weston referred to Page 21 of the CIP and said her plan was to start with Education and then have general discussion.

City Manager Joyal gave an overview of the High School planning process and only funding for the design component this year.

Councilor Weston asked Superintendent Fernandez about the feasibility study.

Superintendent Fernandez said they do not have closure to the study because they are still assembling data.

Councilor Garrison asked about the option for a Perkins Grant for the Career Technical Center (CTC), which would cover about 65% of the costs.

Superintendent Fernandez said they were expecting it. He met with someone from the Perkins Grant initiative. He also spoke about getting State funding and the probability that the moratorium will be lifted in 2016.

Councilor Garrison discussed that they should just focus on this year's plan to figure out the concept and design.

Mayor Weston said they should go down the list on Page 20 of the CIP.

Mayor Weston started with General Government.

City Manager Joyal explained the annual reserve accounts for routine replacements. He spoke about the need to add air conditioning to Council chambers, and the alternative to have the meeting in the McConnell Center. He spoke about the City Hall roof leak and it has been determined that it needs to be replaced, and asked for the entire project be approved this year and not over a period of several years. He discussed Community Services projects and went over the Silver Street reconstruction, Central Avenue, and Watson Road. He spoke about Henry Law Park and said they could probably see some matching funds. He spoke about the water/sewer items and said many are tied to road projects. He spoke about the Spalding Turnpike project and the need to move the



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water/sewer lines. He said the State will cover the cost for the water lines, but the City is responsible for moving the sewer lines. He said this project would impact the user fee.

City Manager Joyal spoke about the Special Revenue Fund and the Police Station/Parking Garage. He said Police Chief Colarusso and the Architects were present to answer questions. City Manager Joyal gave an overview on the need for parking and a new police station. He asked Chief Colarusso to give additional information to the Council. Chief Colarusso said the City Manager said what he was going to say. He said he also had a representative from Harvey Construction to answer question. He turned over the conversation to Mr. Will Gatchell of Lavellee/Brensinger Architects. Mr. Gatchell gave a PowerPoint presentation to the Council regarding the proposed Police Station/Parking Garage project. He answered specific questions from the Council regarding access of safety vehicles, air quality, shadows on adjacent buildings, and access from Waldron Court.

Councilor McManus started a discussion about police parking. Chief Colarusso said there were 22 spots for police vehicles and the rest were for the employees, which those spaces will now be available at the McConnell Center.

Councilor Hooper asked about the shooting range. Chief Colarusso said that was no longer in the plans.

Mayor Weston started a discussion about the cost just for the police station. Mr. Gatchell said it's too soon to tell, but they are working to get it around \$265/square foot. Mayor Weston started a discussion about the cost just for the parking garage. Mr. Gatchell said there is a projected savings of \$500,000 by doing the projects together. City Manager Joyal introduced Andrew Martino from Harvey Construction, and said he might have better information. Mr. Martino discussed the costs and savings for the combined project. Councilor McManus asked if there was a cost per space. Mr. Martino said they don't look at it that way. They look at more of a per square foot. Councilor McManus asked for the going rate. Mr. Martino said the underground garage makes it more than \$20,000 per space. City Manager Joyal said they have projected and budgeted for \$23,000 to \$25,000 per space. Councilor Cheney started a discussion regarding the parking spaces.

Deputy Mayor Carrier added all the components that the City will benefit from by having a parking garage.

City Manager Joyal gave an overview of the options for financing and the option he recommends. He said he was very confident with this proposal and have no impact on the tax rate. He said within six years will have a positive revenue to the City.



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Councilor McManus started a discussion about the parking rate increases and infill increments in future years. He said there is no expense in the proposal for maintaining the garage.

Councilor Cheney said this type of financing stresses for school, infrastructure, and safety.

City Manager Joyal said parking in Downtown is an economic strategy. He said it eventually it brings money back over time.

Councilor Gagnon started a discussion regarding the information on helping surrounding businesses during construction.

Planning Director Parker said they are talking with business owners and will continue to help them and inform them on the progress during construction.

Mr. Martino talked about what his company will do to minimize the impact to surrounding businesses.

Chief Colarusso said the Parking Manager has a specific plan for helping surrounding businesses during construction.

Councilor Weston said at the next meeting the City Manager will be providing the tax rate impact based on this list of items on the CIP.

Councilor Hooper reminded the Council that it's a plan and can be changed.

Councilor Cheney asked to separate out the Police Facility and Parking Garage.
City Manager Joyal said he could provide that.

6. CITIZEN'S FORUM

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

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

7. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn; seconded by Councilor O'Connor.
Vote: 9/0.