 CITY OF DOVER	<table> <tr> <th colspan="2">CITY COUNCIL - MINUTES</th></tr> <tr> <td>Meeting Type:</td><td>Special Meeting</td></tr> <tr> <td>Meeting Location:</td><td>Council Chambers, City Hall</td></tr> <tr> <td>Meeting Date:</td><td>Wednesday, September 16, 2015</td></tr> <tr> <td>Meeting Time:</td><td>7:00 p.m.</td></tr> </table>	CITY COUNCIL - MINUTES		Meeting Type:	Special Meeting	Meeting Location:	Council Chambers, City Hall	Meeting Date:	Wednesday, September 16, 2015	Meeting Time:	7:00 p.m.
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1. CALL TO ORDER

Deputy Mayor Carrier mentioned that the Council will be adding a tagging for Dover Youth Flag as Item #8.B on the agenda.

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

Councilor Garrison led the Pledge of Allegiance.

4. ROLL CALL ATTENDANCE

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

Absent: Councilor Cheney.

Also Present: City Manager Joyal, General Legal Counsel Blenkinsop, and Deputy City Clerk Mistretta.

5. PUBLIC HEARINGS

A. ACCEPTANCE OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DOVER AND KOSTIS ENTERPRISES, LLC SPONSORED BY MAYOR WESTON BY REQUEST

Jack Buckley, 36 Arch Street: He spoke in favor of the resolution.

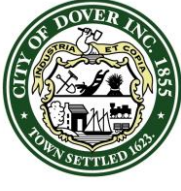
James Casey, 100 First Street: He spoke in favor of the resolution.

Stephen Coren, 12 Sunset Drive: he spoke in favor of the resolution.

6. CITIZEN'S FORUM

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

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

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7. UNFINISHED BUSINESS

A. ACCEPTANCE OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DOVER AND KOSTIS ENTERPRISES, LLC SPONSORED BY MAYOR WESTON BY REQUEST

Deputy Mayor Carrier moved for its adoption; seconded by Councilor O'Connor. City Manager Joyal said due to the delays of passing this resolution some dates needs to be changed on the Term Sheet. He referred to paragraph #5 on Page 2, and said the date of September 1, 2015 needs to be changed to September 28, 2015. He referred to paragraph 9.a. and said the dates need to add a year (as shown below).

[a. Beginning with Tax Year 2023 (assessment as of April 1, 2022 and first payment due December 1, 2022), and through the Tax Year 2027, the minimum Guaranteed Tax Assessment Value for the Project Site shall be five million dollars (\$5,000,000.00). In Tax Year 2023 and each relevant tax year thereafter if the actual tax assessment is less than the Guaranteed Tax Assessment Value, the Developer shall owe and pay the tax short fall to the City as if the Project Site was assessed at the Guaranteed Tax Assessment Value.]

Councilor Garrison moved to make the abovementioned changes to the Term Sheet; seconded by Councilor O'Connor.

Vote: 8/0.

Councilor McManus said he supported the resolution, but wished the Council received the Development Agreement and not just the Term Sheet. He referred to the last line of the Term Sheet and voiced his concerns that the City Manager has sole discretion on what needs to be brought forward for Council approval.

Mayor Weston asked the City Manager to explain.

City Manager Joyal said he would bring anything of substance before the Council.

Roll Call Vote: 8/0.

8. NEW BUSINESS

A. B16004 SEGREGATION AND RECYCLING OF CONSTRUCTION DEBRIS AND DEMOLITION WASTE SPONSORED BY MAYOR WESTON BY REQUEST

Deputy Mayor Carrier moved for its adoption; seconded by Councilor Garrison.

Roll Call Vote: 8/0.



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: **Special Meeting**
Meeting Location: **Council Chambers, City Hall**
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Meeting Time: **7:00 p.m.**

B. TAGGING – Dover Youth Flag

Deputy Mayor Carrier moved for its approval; seconded by Councilor Thibodeaux.
Councilor McManus said the item should have a vote to put on the agenda.
Councilor O'Connor moved to add to the agenda; seconded by Councilor Thibodeaux.
Vote: 8/0.

9. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn; seconded by Councilor Gagnon.
Vote: 7/1; Passed. Councilor McManus was opposed.