

CITY COUNCIL BUDGET WORKSHOP
April 25, 2016
CITY COUNCIL CHAMBERS
7:00 PM

COUNCILORS PRESENT

Councilor Abbott
Councilor Barnett
Councilor Bogan
Councilor Gates
Councilor Gray
Councilor Hamann
Councilor Keans
Councilor Torr
Councilor Varney
Councilor Willis
Mayor McCarley

MEMBERS EXCUSED

Councilor Lachapelle
Councilor Lauterborn

OTHERS PRESENT

City Manager Daniel Fitzpatrick
Deputy City Manager Blaine Cox
Michael Hopkins, Superintendent of
Schools
Linda Casey, Business Administrator
Sean Peschel, CTE Director – School Dept.
Julie Spence, Lavallee Brensinger
Architects
David Totty, HVAC & Systems
Technician – School Department
Paul Lynch – School Board Member
Ray Turner, School Board Member
Amy Malone, School Board Member

Minutes

1. Call to Order

Mayor McCarley called the City Council Budget Workshop to order at 7:00 PM. Kelly Walters, City Clerk, took a silent roll call. All City Council members were present except for Councilors Lachapelle and Lauterborn, who had been excused.

2. Public Input

No member of the public addressed the City Council.

3. Rochester School Department

3.1. FY 2017 CIP Budget

3.1.1. Creteau Technology Center Renovation

Mayor McCarley welcomed the School Board members who were in attendance and she invited Superintendent Hopkins to come forward to address the City Council.

Mr. Hopkins stated that the School Department had to give the State Legislators an estimated figure associated with the Creteau Technology Center renovation project by April, 2016, for the proposed budgetary purposes. Mr. Hopkins suggested setting up a Joint City Council/School Board Building Committee if the project is to be approved.

Mr. Hopkins said the Creteau Technology Center is twenty-five years old. This renovation would include all the existing programs and the latest program, which is to be the Criminal Justice Program. The renovation would expand the Restaurant Management Program and the Holy Rosary Credit Union Branch would be moved to a more visible location.

Mr. Hopkins invited Julie Spence, Lavallee Brensinger Architects, to come forward. Ms. Spence gave a lengthy PowerPoint presentation of the conceptual design for the renovation and addition to the Creteau Technology Center.

Councilor Varney asked how many new programs are being proposed with this design. Ms. Spence confirmed that the only new program being proposed is the Criminal Justice Program.

Councilor Varney asked if the plumbing program had been eliminated from the list. Ms. Spence replied that the plumbing program has transitioned into what is now called the HVAC Program.

Councilor Varney questioned if any of the educational program spaces would be reduced or expanded. Mr. Hopkins said there are currently two business instructors on staff and one position is to be eliminated, which gives the feasibility for the Criminal Justice Program.

Mayor McCarley questioned what would happen during the construction phase. Ms. Spence replied that the project would be broken down into several phases. There are two "summer" vacations within the duration of the project. There will have to be shifting of certain classes for some of the renovations.

Councilor Keans asked about the Criminal Justice Program. Mr. Hopkins explained that the Criminal Justice Program would accommodate 24

students and teach the skills necessary to enter into the field of public safety.

Ms. Spence reviewed the conceptual costs and what could potentially be included with the State funding grant and what could/would not be covered. She said the total cost of the project, including the new additions and the renovations, is estimated at \$23,900,000. She said historically the State has funded seventy-five percent of this type of an approved project, however, certain items are excluded from reimbursement, such as bond and legal counsel and site permitting; survey, wetlands mapping, environmental, traffic studies; owner's clerk of the works; and certain construction costs. The State is likely to fund \$17,215,626 and the Community would be required to fund \$6,682,042. Ms. Spence stated that more information about the budget estimate has been provided by Hutter Construction Corporation and a representative is available this evening if the City Council has any questions.

Councilor Varney asked about asbestos removal. Mr. Hopkins stated that the building had been built recently enough that there have been no findings of asbestos.

Councilor Varney asked what the life expectancy of the project is estimated to be. Mr. Hopkins replied that every twenty-five years the City can seek the same type of funding grant from the State. He gave a brief review of how the funding is reimbursed from the State. Councilor Varney suggested that if the project is approved that the City Council would bond the City's portion of the project upfront.

Councilor Willis questioned if some of the programs are being offered in Dover or Somersworth and if there is any effort to collaborate with other communities. Mr. Hopkins confirmed that students from Dover and Somersworth do travel to Rochester for some of the programs being offered.

Sean Peschel, Director of the Creteau Technology Education Center, addressed the City Council. He stated that some of Rochester's programs are unique to the region. He said all three communities offer automotive services and are at full capacity. Rochester is the only community in the area offering Restaurant Management. He reviewed the rest of the programs.

Councilor Willis questioned if the programs offered in Rochester have been at full capacity for the last five years or so. Mr. Peschel replied that one of the programs that has decreased in enrollment is the plumbing program,

which is why the plumbing program is transitioning to the HVAC program.

Councilor Willis asked about the advanced manufacturing companies coming into the community and how it relates to the renovation. Mr. Peschel said the largest manufactures in Rochester are Albany Engineered Composites, Safran Areospace Composites, along with Turbocam International located in Barrington. He said all three companies are part of the Precision Manufacturing and the Architectural Engineering Program offered at the Creteau Technology Center. Councilor Willis questioned if the manufacturers donate any equipment. Mr. Peschel replied yes, they have in the past.

Mayor McCarley stated that Great Bay Community College has an impressive technology center. She invited members of the City Council to attend the Career Workshop to be held at Spaulding High School on May 18, 2016.

Mr. Hopkins stated that CTE is collaborating with Great Bay Community College in order to send students to their facility. He added that the two-year course would be equivalent to one year of college.

Councilor Gray asked how the School Board determined that this project took precedence over other important projects such as the six modular classrooms. How will this affect the debt service and other projects? Mr. Hopkins agreed to get back to the City Council on April 26, 2016, during the formal School Department budget presentation. He added that the School Department would be presenting all of the CIP projects at that time.

Councilor Keans stated that there is a time constraint for approving this project associated with informing the State of the City's intentions. Mr. Hopkins agreed and gave reasons why this is a chance for the City of Rochester to have more than three times the amount of the necessary funding.

Paul Lynch, Chair of the School Board, gave a brief overview of why the School Board made this project a priority. He said replacing the modular classrooms is definitely on the list of priorities for the School Board; however, it seems this project, with the State's contribution, is too big of an opportunity to let pass by. The School Board is currently working with Jen Marsh, Economic Development, and other members of the Economic Development Team, to foster community involvement. He added that this project is in no way replacing the need to resolve the issue of using modular classrooms and the School Board will continue to assess how to provide the

students with the best education possible.

3.1.2. Honeywell Phase III

Mayor McCarley invited Mr. Hopkins to the podium to discuss the Honeywell Phase III proposal. Mr. Hopkins gave a brief overview of the Honeywell Phase III proposal estimated at \$2,246,146 and the efforts being made to conserve energy.

Councilor Varney asked if the energy conservation measures could be separated to a stand-alone project. Mr. Hopkins replied yes, it could; however, the infrastructure project should begin at the same time.

David Totty, HVAC & Systems Technician, confirmed that most of the HVAC units sought to be replaced should be replaced very soon. These HVAC systems are stored on the rooftops and the weather has taken its toll. He said some of the units have been partially shut down because of the cracks in the equipment.

Councilor Varney said this seems to be a list of everything to be replaced and repaired all at once. This is a lot of investment for a short period of time. Mr. Hopkins stated that the list had been reviewed and pared down as much as possible. He confirmed that this is a prioritized list of what is essential for the coming year.

Councilor Willis questioned how the initial projections have been realized now that Phase I and II have been completed. Mr. Hopkins admitted that he had been skeptical at first with the projections of Phase I and II; however, they have met or exceeded the projections from Phase I and II. He said Honeywell has followed through and it has proven to be cost effective.

4. Adjournment

Councilor Torr **MOVED** to **ADJOURN** the City Council Budget Workshop at 7:55 PM. Councilor Bogan seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

Respectfully submitted,

Kelly Walters, CMC
City Clerk