

**Public Works and Buildings Committee**

**April 20, 2017 7PM**

**Council Chambers**

**MEMBERS PRESENT**

Councilor Ralph Torr – Chairman  
Councilor Ray Varney- Vice Chairman  
Councilor Sandy Keans  
Councilor Donald Hamann  
Councilor Thomas Willis

**OTHERS PRESENT**

Councilor Robert Gates  
Councilor James Gray  
Councilor Ray Barnett  
Dan Fitzpatrick, City Manager  
John B. Storer, Director of City Service  
Scott Lawler, Norway Plains & Associates  
Brian Emerson, Cornerstone Energy, Hillsdale Easement  
Craig Moore, Barlo Signs-Sterling Drive Flag Pole  
Denise Thomas, Stafford County Dialysis, Sterling Drive Flag Pole  
Bill Straub, CMA Engineering  
Sherry Beaudoin, Hanson Pines Trustee  
Robert Pallas, Hanson Pines Trustee  
Esther Turner, Hanson Pines Trustee

**MINUTES**

Chairman Torr called the Public Works and Buildings Committee to order at 7:00 PM.

**1. Approve minutes from the March 16, 2017 Public Works & Building Meeting.**

Chairman Torr requested comments or a recommendation on last month's meeting.

*Councilor Hamann made a motion to accept minutes as presented for the March 16, 2017 Public Works Committee meeting. The motion was seconded by Councilor Keans. The Motion passed unanimously.*

**2. Public Input – None**

**3. Pavement Moratorium Request – Cushing Boulevard –** Mr. Storer stated that there was a miscommunication at the DPW and this item is going to be all set. He stated that a waiver is not needed as the water and sewer connections are going to be on North Main Street. The Driveway entrance on Cushing Boulevard does not require a moratorium waiver. He introduced Mr. Lawler of Norway Plains and Associates who had come to the meeting to discuss the project which is a dentist office. Mr. Lawler stated he need not

discuss anything unless the Committee had questions. Seeing no questions the Committee moved on.

4. **Eversource Easement Request - Hillsdale Drive** – Mr. Storer stated that Mr. Emerson of Corner Stone Energy was here to discuss the easement request on Hillsdale. He stated that the Public Works Committee asked at last month’s meeting if Eversource could use the DRED Trail to access the Eversource Utility equipment. Mr. Emerson stated while they could use the DRED Trail to access the lower portion of the equipment, they could not access all of the equipment due to a dip in the access and wetlands. He stated the requested easement was to get to the equipment west of that dip. Chairman Torr stated that he believed that the land in question would fall under the School Departments purview for the easement approval. Mr. Fitzpatrick and Mr. Storer stated that they could have the City Attorney determine whether it was City Council or School Board that should approve granting the easement in question.

*Councilor Varney motioned to recommend the full Council grant the easement if the City Attorney found it was within their authority. The motion was seconded by Councilor Hamann. The motion passed unanimously.*

5. **Flagpole Request for Sterling Drive** - Craig Moore from Barlo Signs stated that he is working with the Dialysis Center staff on Sterling Drive to put up a Flag Pole in the center of the City owned cul de sac on Sterling Drive. He stated that the Dialysis Center would maintain and furnish the pole and flags as needed. Ms. Thomas from the Dialysis Center stated that her health facility treats many veterans and she believes that a United States Flag in this area would mean a lot to these clients. Councilor Varney asked if it would be just the American Flag, and would the flag be lit at night. Ms. Thomas confirmed that it would only be the American Flag and that it would be lit. Mr. Storer stated that the City Attorney could draft the agreement covering the necessary insurance and liability issue to eliminate the City of the responsibilities.

*Councilor Varney made a motion to recommend that the City Council enter into an agreement granting approval for the Dialysis Center to use the center island on Sterling Drive to erect a lighted pole for the flying of the American Flag. Councilor Keans seconded the motion. The motion passed unanimously.*

6. **Woodman / Myrtle Street Area Reconstruction Project** – Mr. Storer stated that he would like Committees guidance so that he can get back to the State of NH’s Revolving Fund Loan (SRF) division regarding the status of this project and the loan agreements that are pending. He stated that there are 4.6 million dollars in approved funds for the project and that if we proceed with the project using the SRF we would realize approximately \$460,000 in principal forgiveness. He stated that the City was approved for these funds but if we choose not to proceed with the project the funds will be awarded to a different Community. Councilor Varney stated that there are three large projects that are ready to go, this one, Wakefield Street and the DPW Facility. He stated that due to debt service limitations we are going to have to decide on which one to do. Councilor

Varney suggested shimming the roads in this area that are in bad shape and putting the project off for a few years. Chairman Torr, Councilor Keans and Councilor Hamann agreed that this project should wait. Councilor Willis also agreed but also suggested that Mr. Storer look at re-submitting it again to see if it could be considered for future years SRF considerations. Councilor Gray agreed with putting the project off and stated that the shimming will be necessary and that the Director should consider shimming Academy Street too.

- 7. DPW Garage Site Confirmation** – Mr. Storer stated he was looking for a City Council vote on approving a site for the new DPW facility. The existing site is suitable for redevelopment. He stated that he had met with the City’s consultant for the project and is discussing the merits of a design build. He stated that he believes doing design build and using the current site would allow for a cost savings. He mentioned use of the existing salt shed to save a considerable amount of funds. Mr. Storer stated if the site is approved now he could be out for bidding this summer. Councilor Varney asked if there was any benefit to bidding over the winter. Mr. Storer stated that as this project would be phased in over several seasons the bidding time might not be a big factor. Councilor Willis stated that bidding a building construction project would not be impacted in the same way as a roadway project. Mr. Storer asked if the Councilors present approved of the existing location. Chairman Torr, Councilor Varney, Councilor Keans, Councilor Hamann, Councilor Willis, Councilor Gray, Councilor Barnett, and Councilor Gates stated that they agree with the site.
- 8. Stormwater Funding Feasibility Study – Portsmouth Request** – Mr. Storer stated that he had received an email from the City of Portsmouth asking if Rochester would commit to a joint funded Stormwater Feasibility Study. He stated that the contracted total would be \$36,000 and that we would need to commit to a 1/3 share. Mr. Fitzpatrick stated that he believes more stormwater regulations are coming and that the City will need to find a way to fund it so that it doesn’t impact the tax payers. Mr. Storer stated that the study would explore ways to fund the stormwater regulations in a regional way so that one City is not at an advantage or disadvantage to development. Chairman Torr suggested that the current federal administration does not necessarily support the environmental initiatives that were previously imposed. Councilor Willis stated that he agreed with Councilor Torr that the current Federal or even State leadership might not support the previous environmental agendas but that we could also be one election away from going back to a high environmental standard and we do need to prepare for that. Mr. Willis also stated that there are already agencies in place that should be working on regional initiatives and suggested that Mr. Storer see if the South East Watershed Alliance and the Seacoast Stormwater Coalition be brought in to solicit a larger group of Communities to participate in the cost of looking into funding sources.
- 9. Pavement Rehabilitation Program** - Mr. Storer introduced Bill Straub from CMA Engineers. He stated that the City Council had funded a pavement condition assessment

and that CMA was hired to perform that service. Mr. Straub stated that they had looked at approximately 150 centerline miles of roadway in Rochester using an automated pavement condition assessment that included infrared technology and that the system has assigned a numerical ranking to the roadways. Mr. Straub stated that the data collection is completed but that it would be approximately another month or more before they would be ready to make recommendations based on that data. Mr. Straub stated that he would be meeting with the City's staff to finalize some rankings and to add information like what streets would be included in other upcoming projects to eliminate them from the recommendations. Mr. Straub did a power point presentation that presented how the numerical rankings were determined and the varying pavement repair and maintenance practices that should be considered in the long term pavement maintenance planning. The City's overall ranking was a 59 and he stated that was just a few points shy of what they typically are trying to achieve. He stated that there is a concern for a large amount of streets that are in the fair condition which means they will hit the poor conditions all around the same time making it difficult to keep up with. Councilor Varney asked if the recommendations will make suggestions for how much crack sealing funding we should be budgeting and how much we should be budgeting for actual paving. Mr. Straub stated yes the system will do that. Councilor Keans asked if the system takes into account the needs and priority of arterials vs. neighborhood streets. Mr. Straub stated that it does. Mr. Storer stated that he should have the recommendations for the next Committee meeting.

**10. Dewey Street Bridge** – Mr. Storer stated there was originally \$750,000 funded for the project and that after initial inspection, design engineering and permitting there is approximately \$610,000 remaining. He further stated that the bids were opened and the low bidder was \$781,000. Mr. Storer stated that he has been working with the low bidder and after making some changes in the construction process they have been able to reduce the price and he believes the project is approximately \$150,000 short and he is requesting a supplemental appropriation. Councilor Varney asked if there were other projects that could be de-authorized to offset these additional costs. Mr. Storer stated that he had discussed some de-authorizations at the Finance Committee Meeting and that he could look for projects with balances remaining that could be de-authorized. Councilor Varney suggested that Mr. Storer complete an agenda bill for the supplemental appropriation and be prepared to discuss what may be able to be de-authorized to accommodate.

Ms. Sherry Beaudoin spoke on behalf of the Hanson Pines Trustees. She asked if the previous discussion numbers included the bid alternate that was to save the life of a 150 year old pine tree. Mr. Storer stated that the \$150,000 supplemental did not include the cost of the alternate. He stated that the bid alternate that was to install sheeting to protect the tree was approximately \$21,000 and that due to the deficient project funds he had not included it. Councilor Keans explained that there are restrictions to the activity that can be done in the Hanson Pines and that if Mr. Storer does not have the support of the

trustees than the project will not proceed. Mr. Pallas stated that this tree is 150 years old and that if it is left alone the forester has said it could live up to another 150 years. Councilor Keans suggested that rather than accommodating the school foot traffic the current bridge could be removed and the new bridge could be put in the exact spot as the old bridge and then the tree would not be damaged at all. Mr. Storer explained that the current design could not be used in the exact spot. The design objective was to minimize the amount of time the bridge would be out of service to avoid impacting children walking to school. The new bridge was going to be installed immediately adjacent to the old bridge. He stated that if we used the old bridge location we would need to go through the Army Corps for permit processing and that would delay the project at least six months. He also stated that there would need to be an archeological site investigation. Councilor Willis suggested that would cost more than the \$21,000 to save the tree. There was discussion about not proceeding with the project and the safety concerns if the project did not proceed. Councilor Gray suggested that Mr. Storer proceed with the agenda bill for the supplemental appropriation and to include the cost of the bid alternate for sheeting that may or may not save the tree. Mr. Pallas stated that Charlie Moreno, the Forester, seemed to be confident that the sheeting would save the tree. Councilor Varney stated that Mr. Storer should include a statement that states the reasons the bridge is being replaced and discusses the de-authorizations that will be made at a later date that will offset the costs.

- 11. Amendment to Sewer Ordinance** – Mr. Storer stated that at the February 14, 2017 meeting the City Council had voted to amend the sewer ordinance, changing the 200ft tie in criteria to 100ft and eliminating the "sale or fail" provision for connecting. It is now mandatory to connect within 100 feet. He stated when the ordinance was changed there was another section that stated similar language that should also have been updated. Specifically 16.3(d) states 200 feet and it should say 100 feet and section 16.3(e) has a section that should state there would be no cost to customers for the public position, but only if a stub existed.
- 12. Raw Water Transmission Main – Pipe Bursting Project** – Mr. Storer stated that the pipe bursting project is nearly completed but that there were some problems along the way. He stated that there is a section of pipe in the swamp area that is currently floating. He stated that the pipe should settle down in once filled with water but that they will be installing anchors later in the summer to keep it from floating up. He said that the old pipe was apparently sitting just under the surface of the water and had virtually no cover over the pipe.
- 13. Wakefield Street** – Mr. Storer stated that they still believe the total necessary to complete the underground utilities is \$2.8 million. He stated that the engineering is progressing and that bidding in late May is possible. Chairman Torr asked what the gas company is doing out there on Wakefield Street. Mr. Storer stated that they are doing the work that is necessary to be completed prior to us starting the project. Councilor Varney

asked that Mr. Storer get a paving estimate for an overlay from Union Street to the railroad tracks. After discussion of pavement conditions that request was changed to an overlay from Linscott Court to Chestnut Hill Road.

**14. Colonial Pines Project** – Mr. Storer stated that they are still working out the temporary construction easement with Rokon and hopes that the project will be moving along soon.

**15. GSBP – Lighting and CIP** – Mr. Storer stated that the walking lane was painted and the lighting project is ready to go out to bid. Councilor Varney asked if there was additional funding in the FY18 Budget for this project. Mr. Storer stated that there was \$70,000 in FY16, \$100,000 in FY17 and he has proposed an additional \$70 or \$75,000 in FY18. He stated that the area for lighting is 3600 feet and they will be putting in 25 lights approximately 150 feet apart. Councilor Gray asked if there was enough funding in this TIF fund. Mr. Fitzpatrick stated he believed there was. Mr. Storer stated that the Water Loop engineering had been pushed back a year in order to complete the lights and the building demolition proposed by Economic Development.

**16. NPDES & MS4 Permit Status Updates** – Mr. Storer stated that there still has not been a NPDES permit issued but that he had been contacted by NHDES and EPA to have a meeting to discuss the possibility of an integrated Stormwater and Wastewater Permit. He stated that there is a tentative date set for May 15 and that he is checking with our legal and engineering consultants to see if they are available.

**17. Other**

**Kipling Rock Road** – Councilor Willis asked the Director to look into complaints regarding the blasting that began last fall and has resumed this week. He stated that there was no notification to local residents and he would like to see if the Assistant City Engineer has been out to check on this 5 lot subdivision.

**Franklin Street** – Councilor Gray asked the Director to look at a culvert pipe that seems to have popped up just north of the power lines.

**Sewer Flat Rate Fee** – Councilor Varney asked if there were changes to the Flat Rate Fee. Mr. Storer stated there were no changes in the fee but that there had been discussions to meter wells of residents not connected to the Water. He stated that the Committee had given him approval to work toward metering private wells but he had found that that conflicted with the ordinance. There was discussion regarding the current fee being higher than the average use of a residential home. Councilor Gray suggested the City pay the cost of putting meters on wells and having the resident pay for the use and put the cost savings from that to the flat rate toward the cost of the meter until paid in full. Councilor Willis suggested that the ordinance change must come first.

*Councilor Willis made a motion to recommend the full City Council refer the issue to the Codes and Ordinance Committee for an ordinance change. The motion was seconded by Councilor Hamann. The motion passed unanimously.*

**Four Rod Road & Sampson Road Paving** – Councilor Gates asked that the Director

supply a paving schedule. He stated that he had received a call regarding Four Rod Road. Chairman Torr stated he too had spoke with a resident regarding Four Rod Road and Sampson Road Paving.

**Chestnut Hill Road Water Testing** – Councilor Gray asked the Director if he had heard anything further on the status of the well testing on Chestnut Hill Road. Mr. Storer stated he had not receive any additional test results and that there was still only one that he knew of that tested positive for PFOA. He stated he will get an update from NHDES

**Winkley Farm Road Water Quality** – Councilor Keans asked if there were any updates for the water quality issues on Winkley Farm Road. Mr. Storer stated that he did not have any additional information. Councilor Willis stated that of the testing done there had not been any MTBE issues, just the iron and manganese that we already knew of. He said there could be funds made available at a later date that will be managed by NHDES

*Councilor Hamann made a motion for adjournment at 9:21 pm. The motion was seconded by Councilor Willis. The motion passed unanimously.*

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Administration and Utility Billing Supervisor.