

**Public Works and Buildings Committee**

**November 17, 2016 6PM**

**Council Chambers**

**MEMBERS PRESENT**

Councilor Ralph Torr – Chairman

Councilor Sandy Keans

Councilor Donald Hamann

Councilor Thomas Willis

**MEMBERS ABSENT**

Councilor Ray Varney- Vice Chairman

**OTHERS PRESENT**

Councilor James Gray

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

Captain Matthew Henry, National Guard Armory, Brock St

Amanda Schrempf, 156 Winkley Farm Road

Troy Brown, 44 Winkley Farm Road

Walter Devine, 7 Joshua Street

Justin Pasay, 212 Chesley Hill Road, Attorney

Scott Cole, 212 Chesley Hill Road, Engineer

**MINUTES**

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

**1. Approve minutes from October 20, 2016 meeting -**

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

*Councilor Hamann made a motion to accept minutes as presented for the October 20, 2016 Meeting. The motion was seconded by Councilor Willis. The Motion passed unanimously.*

**2. Public Input**

**National Guard Armory Brock Street** - Mr. Storer stated that Captain Matthew Henry came tonight to discuss the release of a water line easement. Mr. Storer stated that there is time sensitivity to this issue and that he intended to have it on the last City Council Meeting agenda and that it had been missed. He will confirm that this will be on the City Council Agenda for December 6, 2016.

**Water Quality – Winkley Farm Road** – Mr. Storer stated that the Councilors had received letters from Mrs. Schrempf from 156 Winkley Farm Road. He stated that the letter discussed the severity of the water quality issue of the homes on Winkley Farm Road. Mrs. Schrempf stated that she bought her home approximately two years ago and that they have already had two treatment systems fail. She said they have been told they

need to drill a new well, but have had difficulty finding a well company willing to do the work due to bedrock issues and the opinion that a new well would not help the situation. She stated that neither the treatment companies nor the well companies want to work in the area as they do not believe that the customers will be happy with the end product of work performed. Mrs. Schrempf stated she can't do wash, cook, or bathe her children in their water and there is no solution to fix the problem. She stated she is seeking guidance and any wisdom or assistance that the City Council can provide. Mr. Troy Brown of 44 Winkley Farm Road also spoke of the problems him and most of, if not all of their other neighbors face with water quality. Mr. Brown stated he has been there approximately 10 years and the situation has gotten progressively worse. He displayed a jar of water that was clearly dark orange / brown in color. He also passed around a section of his pipe that demonstrated the level of corrosion they are experiencing. He stated that it is more than just high iron and manganese they are fighting. He also shared the experience of not being able to find contactors willing to come to his home to assist with the filtration system. He stated that he currently has a system that cost thousands of dollars for installation and approximately thirteen hundred dollars a year for maintenance. He stated he can shower and wash his dark clothing, but must go to the laundromat for whites and must use bottle water for drinking and cooking. Mr. Brown spoke at length and stated he has been in contact with NHDES. Mr. Brown explained that he has been told by Brendan Kernen of NHDES that the State is looking at the use of grant funds for an mtbe issue in the Crown Point / Meaderboro Road section of Rochester and that project could end up extending the City of Rochester's water system to the area of Winkley Farm Road. Mr. Brown stated that he believes their only solution to the water quality problem would be tying into the municipal water system if it could be brought to their area. Councilor Willis and Mr. Storer both shared information regarding the mtbe remediation program and stated that it might be the answer but it would still be very costly to run municipal water into the neighborhood. Mr. Fitzpatrick stated that the project could be added to the Capital Improvement Plan for future years and it will be decided by the City Council what projects the budgeting process could support. Mr. Storer stated that the NHDES remediation plan has several options for where and how to get water extended to the area effected by the mtbe contamination and that "alternate #3" would be the most beneficial to the Winkley Farm residents. Mr. Storer stated that he believes the City Council could weigh in with a letter of support for alternate #3 as it would assist with a greater amount of residents rather than just the mtbe affected wells. Councilor Willis stated that the residents of Winkley Farm Lane should continue to collect data and to share it with NHDES in order to support their cause.

***Councilor Hamann made a motion to recommend the full City Council authorize a letter of support for the mtbe remediation option 3 plan as it may help to solve the water quality issues of the Winkley Farm Lane residents. The motion was seconded by Councilor Keans. The motion passed unanimously.***

**Walter Devine – 7 Joshua Street, Acorn Terrace Mobile Home Park** – Mr. Devine stated that he is the Operations Manager for this Co-op park. Mr. Devine stated that the park has 3 wells that are not providing a sufficient amount of water for the park. He said that like many other places around the area the drought has made the problem worse. Mr. Devine stated that the park is currently entering into a Drinking Water State of NH Revolving Fund (DWSRF) loan to repair the onsite infrastructure including their main lines, pumps and storage tanks. He stated he was here to ask if the City was currently considering any water main extension up the Cross Roads that this park would be able to tie into. Mr. Fitzpatrick explained the City's Capital Improvement Program by stating that a water main extension project could be added to that plan and then based on funding and other criteria the City Council would decide if and when they would construct such a project. Councilor Willis stated he will be the NHDES project manager for the DWSRF project and that he will not be part of the City's decisions regarding this project. Councilor Willis advised Mr. Devine to think about applying the DWSRF loan to the main extension project instead of the infrastructure project. Mr. Devine stated that they are currently losing water due to breaks in the underground pipes and if they were to extend the City main to the park without fixing those breaks, they would have water but would now be paying a per unit cost on the water going into the ground.

**Chesley Hill Road Paving Moratorium** – Mr. Justin Pasay of Donahue, Tucker & Ciandella, PLLC legal firm introduced himself as a lawyer and stated he was here with Scott Cole from Beals Associates, an engineering firm from Stratham. He stated they were here on behalf of Alexis Makris who is the owner of several parcels on Chesley Hill Road. He stated that of these parcels there are two directly on Chesley Hill Road that have been conveyed to Chinburg Builders for construction. Mr. Pasay stated that Chinburg had attempted to pull excavation and water tie-in permits and had been informed of the five year moratorium for cutting the pavement on newly paved City streets. Mr. Fitzpatrick asked him if it was proper to be appearing in a professional capacity without letting the City know they were coming which would give the City time to decide if they too wanted legal representation present. Mr. Pasay apologized and stated he was here at the invitation of Mr. Friend-Gray as he was told this was the appropriate forum to seek information about any ways to proceed with construction. Mr. Storer cited the City Ordinance chapter 15.5(b) pertaining to the moratorium and explained that it would need a Council action by majority vote to cut the pavement. Councilor Willis asked for the location of the water line. Mr. Storer stated that it is on the opposite side of the road and development of these lots would require cutting the road. Mr. Willis explained that when you cut into a newly paved road it significantly impacts the integrity of the pavement. Mr. Pasay stated that it was thought that as these were lots of record the water stubs are usually brought to curbside prior to paving when roads are reconstructed. Mr. Pasay stated that they are currently here for these two parcels but stated that another parcel is in front of the planning board for a subdivision

development project that will also require water tie in installation. Councilor Willis suggested that there could be conditions of the Planning Board that would require a large pavement patch using pavement technologies that could reduce the impacts to the new pavement. Councilor Willis stated that if they are going to do just 2 lots now, then they would need to come back to this committee for a recommendation for the City Council to approve or deny the cuts to be made. Councilor Gray asked if boring or pulling a line under the road is an option. Mr. Cole stated that they have determined that the line is just under the edge of the road and they have ruled out being able to jack it under the road. Mr. Storer stated that the line is under the pavement and would require a significant cutting of the pavement. Mr. Storer suggested that a milling and overlay that would incorporate the recent cut made by the City to repair a drainage issue and the 2-3 necessary cuts by the developer, may be an option that would be beneficial to both the developer and the City

**3. Wakefield Street**

Mr. Storer stated that a Public Information Meeting will be held for residents and businesses in the area to come and discuss the project. He stated the meeting is scheduled at the Community Center for November 30, 2016 at 7PM. He stated that after the meeting he will have the engineers back to this committee with the conceptual designs. He stated he is still looking into the cost and feasibility of underground utilities.

**4. Wallace Street**

Mr. Storer stated the City Council should see an item on the December 6, 2016 City Council agenda requesting authorization to submit for two Brownfield Remediation Grants for this site. Councilor Willis asked if these were State of NHDES Grants USEPA Grants. Mr. Storer stated he believes they were federal but stated he would get back to Councilor Willis on that. Councilor Willis has asked what the grants are to be used for. Mr. Storer stated that each grant is for two hundred thousand dollars for a total of four hundred thousand. He believes that they are for general cleanup but stated he would get the Councilor the details to him.

**5. Granite State Business Park Street Lights**

Mr. Storer stated that staff is still looking into the lights at the business park and will bring back recommendations soon. He stated that the park has a futuristic vibe to it with the current signage so he is looking at more modern alternatives to the lantern style lights that are kind of historic looking. Eversource has suggested that the City go on a metered service type of account and perform our own maintenance. He stated that currently the City is on a lower cost fixed account but we have to pay for any additional repairs. He stated there are many options as to what we can put in but he suggests that we go on the metered service and do all of the light maintenance with our own bucket truck.

**6. LED Street Lights**

Mr. Storer stated that he met with other Portsmouth, Dover and Durham Public Works Directors and he stated that they are going out to bid to swap out their high pressure

sodium lights for LED's. He stated that he believes there could be a significant saving both on monthly metered service and on maintenance parts. He stated that we would maintain our own inventory of lights and parts and do the maintenance of changing them out with City staff. He stated that he will try get the bid results from those communities and he plans to put in a CIP budget request for FY18 for converting to LED's. Mr. Storer stated that in 2012 the City had converted the downtown lamp posts to LED and it was approximately a four year payback period.

**7. Raw Water Transmission Main Repair**

Mr. Storer stated that this is a procurement issue. He stated that we were looking to do a hydraulic evaluation of this line to determine what size line we need. He stated that this is our main transmission line from the Berry River and we are seeking to increase the storage at Round Pond. He stated that Wright Pierce has done some research that supports the idea of doing pipe bursting instead of open cutting to repair this transmission main. Mr. Storer stated that he had a budget of six hundred thousand dollars and that they have obtained a price for open cutting the line from SUR Construction Company in the amount of seven hundred and eighty thousand dollars (780K) and two price quotes for pipe bursting. The first was a quote from a company in Massachusetts at seven hundred and seventy three thousand dollars and the second quote was from Ted Berry Company for five hundred and forty thousand dollars. Mr. Storer stated that Wright-Pierce recommends the Ted Berry Company as they have worked with them several times and have a high-level of confidence with them. Mr. Storer stated that he asked the Finance Director for authority to proceed with the pipe bursting with Ted Berry Company. He stated proceeding with this plan also save the cost of engineering the bid documents. Mr. Storer stated that he was looking to see if the Committee felt this was a good route to go as well. Mr. Willis stated that he supports the idea of the Ted Berry Company and he was in favor of the pipe bursting effort as is has less of an impact on the environment and less permitting would be necessary. Councilors Keans and Hamann suggested that if Wright Pierce was confident in the Ted Berry Company then they also supported the decision.

**8. Colonial Pines**

Mr. Storer stated that this phase of the project is moving forward. He stated that the geotechnical information has given them the information to reduce the cost of the effort to get under the turnpike with the current two million in funding. He stated that if they are able to they should be working on the construction in February or March.

**9. Letters of Support**

Mr. Storer stated he wanted to keep the Committee informed about two letters of support he would be sending out. The first letter was in regards to the drought plan being developed by the Strafford Regional Planning Commission and the second letter was in support of land conservation in Farmington. He stated that the property they are working with is referred to as the "Bullwinkle" property and it is in our watershed.

## **10. Arena Roof**

Mr. Storer stated that he believed there to be a seven hundred and fifty thousand dollar budget for the arena roof project. He stated that he expects the bids to be over budget but stated he would get the project out to bid and keep the Committee informed.

## **11. Health and Human Services Lease**

Mr. Storer stated that there will be an agenda item asking the City Council to enter into a new lease amendment agreement with NH Department of Health and Human Service for the space at the Community Center. He stated that the term is for twenty months and that there will be a two percent increase on the rent.

## **12. Other**

**Pavement Conditions Assessment Project** – Mr. Storer stated that the assessment is in progress and we should have information to use while discussing the FY18 Paving Program. He also stated that Sealcoating, Inc. will be working on crack sealing in the upcoming weeks.

**Whitehouse Road** – Mr. Storer stated that because Unitil is holding up the City's paving on this street they will be participating in a cost share to overlay the road for the winter. Councilor Willis stated that Unitil has a history of disrupting the City's paving and the City should be compensated. Councilor Willis asked if there were other roads that are being considered for the funds that were set aside for Whitehouse Road. Mr. Storer stated that as it is late in the season it isn't likely that any other paving could be completed this season. Mr. Storer stated that Weeping Willow Road is on the Road Supervisors list as needing an overlay. He stated it is too large a road to be completed by City Staff. The Committee agreed that it is likely too late in the season to do any other paving.

**157 Farmington Road / Henderson Farm Building** – Mr. Storer stated that the building known formally as the Henderson Farm House that is located on the Cocheco Well site is in need of repairs and maintenance. He further stated that he put this on the agenda to see if any of the Councilors remember any stipulations or historical building issues that mandate that the City keep the building and maintain it. He stated that he had found a draft of a Historic Preservation Deed but was unable to find out if it was ever executed. He stated that if in fact we are responsible to maintain it and keep the building he would be adding a project to the budget as it is in need of substantial repairs. Councilor Willis stated that he did not have a good recollection of this issue but suggested that the Division of Historic Resources may have recorded the document or have the historic review findings as it was a federally funded project. Chairman Torr suggested that Mr. Storer stop into Brocks Lumber to see Bob Henderson as he might have kept up with the property as it was his family's property.

## **13. Non Public – RSA 91-A:3 for land**

*At 8:44 PM Councilor Hamann made a motion to recess for non-public session citing*

***RSA-91-A:3 for land. Councilor Willis seconded the motion. A roll call vote was taken  
Chairman Torr-Yes***

***Councilor Keans – Yes***

***Councilor Hamann Yes***

***Councilor Willis Yes***

***The motion passed unanimously.***

***At 9:01 Councilor Willis made a motion to reconvene the Public Works Committee and  
to seal the minutes of the Non-Public Session. The motion was seconded by Councilor  
Haman. A roll call vote was taken.***

***Chairman Torr – Yes***

***Councilor Keans - Yes***

***Councilor Hamann – Yes***

***Councilor Willis - Yes***

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***Councilor Hamann made a motion for adjournment at 9:02 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.