

Public Works and Buildings Committee

February 16, 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 James Gray

Councilor Ray Barnett

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

Lee Allen, Colby Company Engineering, Brock Street Moratorium

Colonel David Mikolaities, Brock Street Moratorium

Ken Mavrogeorge, PE Tighe & Bond Engineers

Todd & Michelle Bourasso, 12 Laura Drive

Cliff Newton, 168 Old Dover Road

MINUTES

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

1. Approve minutes from the January 19, 2017 Public Works & Building Meeting.

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

Councilor Varney made a motion to accept minutes as presented for the January 19, 2017 Public Works Committee meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.

2. Public Input – None

- **Brock Street Paving Moratorium Waiver Request** - Mr. Storer stated that the Army National Guard on Brock Street has a project to build a new facility on their Brock Street site. He stated the facility requires tying in underground utilities and cutting the street that currently falls under the moratorium on cutting of the pavement. The pavement on Brock Street is less than 5 years old. Mr. Storer went on to say that the department followed procedures and denied the requested excavation permit. He further stated that the City Council has the authority to vote and allow a waiver. Mr. Storer introduced Lee Allen from Colby Company Engineering who was here to speak on behalf of the Army National Guard. Mr. Colby stated that the project is to expand the maintenance facility as the one currently used in Somersworth is not adequate. The new building will be 23,000 square feet and will have 8 bays to be used for maintenance and training on equipment.

He further stated the project is necessary to provide an adequate facility necessary to ensure readiness which is the mission of the Army National Guard Service. Mr. Allen stated that this project was not required to go before the planning board, and the project got very far along before it was just discovered that the moratorium exists on that roadway. He also presented a plan to repair the pavement once the utility work is completed if they are allowed to proceed. He stated that they will be tying in 3 utilities, water, sewer and gas. He stated that once the work is completed they would be removing, replacing and compacting new materials prior to base paving. Then a 1.5 inch overlay would be put down on a 125 foot section of the roadway. He stated the paving will include 25 feet of milling on each end and then the use of infra-red on both ends as well. Councilor Varney asked what time of the year this work would happen. He stated concern for school traffic on that road. Mr. Allen stated that it would be done during the summer break. Councilor Varney asked for Mr. Storer's recommendation. Mr. Storer stated that it is never in the best interest to cut new pavement. He stated if it were reasonably possible to ask them to pave the entire roadway over he would. He stated the proposed patch is a reasonable plan to restore the pavement. There was some discussion about the facility and the site. Mr. Allen stated that the Alteration Permit and Wetland Permits are all in place. Councilor Torr expressed concerns for the correct paving contractor. Councilor Willis stated that a bond may be appropriate. Colonel Mikolaities suggested that there are performance & payment bonds as part of any project. Mr. Storer stated that Councilor Willis was suggesting a bond to be put in place by the National Guard that is just for the roadway. He stated that this would not be part of the contractors bonds required for the project. Mr. Fitzpatrick suggested that the Council has the authority to waive the moratorium and the military facility may be the right reason to use that authority.

Councilor Varney made the motion to recommend the City Council waive the moratorium on Brock Street and to have staff oversee the restoration and possibility of bonding as discussed. The motion was seconded by Councilor Keans. The motion passed unanimously.

3. **PFC Update** – Mr. Storer stated that there was some confusion when the press release went out and he wanted to clarify. He stated that when the PFOA's were found at the Lydal Manufacturing Facility in one of their private wells, the City assisted and identified 15 properties in the area that could potentially be affected. The State of NH sent letters to those property owners offering assistance with testing that could be performed. Mr. Storer stated that of the fifteen contacted twelve had responded. He stated that initially several test results were received without any elevated levels for the PFC's and then they received one test showing an above maximum level for PFOA's on a private residential well. Mr. Storer stated that since that time the State of NH Department of Environmental Services has been supplying bottled water to that one home and one of the abutters, pending their test results. Mr. Storer stated that he wanted to clarify that this is not a

widespread issue and that the City of Rochester's Municipal Water System is not at risk from the issue.

4. **LED Street Lights** – Mr. Storer stated that when this was discussed last month the Committee asked that he get a better estimate of the cost, project schedule and payback time to replace all of the Cobra head and City street lights with LEDs as the Committee was considering a supplemental appropriation to get this project started sooner. Mr. Storer stated that if allowed to proceed with Affinity Lighting using the Portsmouth / Dover bids he could get the first part of the project started in May and work through June. Then pending their work on other projects they could finish up with our lights in September. Mr. Storer stated that the budget of \$350,000 should be enough. He stated that using the Dover / Portsmouth bid pricing and our number of lights this project is estimated to cost \$343,369. He stated there is a potential Eversource Rebate of \$100,000. Using these numbers the payback period of the project is about 2.48 years or an approximate savings of about \$98,000 a year. Councilor Varney suggested an agenda bill for the March meeting requesting a supplemental appropriation from the General Fund, Fund Balance account.

Councilor Varney made a motion to recommend the full City Council proceed now with this project by completing a supplemental appropriation. Councilor Willis seconded the motion. The motion passed unanimously.

5. **Wakefield Street** – Mr. Storer stated that Ken Mavrogeorge from Tighe and Bond Engineers is here to discuss this project. Mr. Storer stated that he believes that the project is about 1.8 million dollars short on the general fund side and that shortage is without including the costs for moving the aerial utilities underground. Mr. Mavrogeorge confirmed that the project is about 80% designed and if they were to go forward now the project would be out to bid with an expected opening in April. Mr. Storer stated if we proceed as is, we would complete the bidding process then we would be able to narrow down the amount needed for the additional funds. Mr. Mavrogeorge stated that they are looking at the cost to move the aerial utilities underground and the current estimate is still high at 2.8 million. He stated they are expecting more accurate numbers any day now. Mr. Mavrogeorge explained that when discussing these underground utilities we really are talking about Eversource as the majority of the work will be theirs. He stated that Fairpoint estimates are going to lag as they are so far behind in all of their work, and that Metrocast scope of work will be much smaller. He also stated that the City of Rochester's current agreement with the utility companies requires that they move the aerial when requested for City projects at their own cost if it is for an above ground move. He also stated that the City has to pay the difference in cost if we choose to go underground. Mr. Mavrogeorge stated that Eversource will have to engineer it for both an above ground and a below ground move in order to determine the cost and credit amount. There was discussion with the Committee about waiting for the cost estimates to proceed and the Committee was very much in favor of waiting as they favor going

underground if at all possible. Mr. Storer explained that the project will start with the utility work this summer so putting the bid out a month would have little impacts to the actual project schedule. Councilor Varney asked if the public meetings had informed residents and businesses of the impacts to the properties. Mr. Mavrogeorge stated that the residents, school department, and business comments were very positive and they communicated that the positive impacts' by far out way the short term construction impacts. After discussion the Committee and Mr. Mavrogeorge decided to eliminate the dedicated turning lane coming south on Wakefield turning onto Yeagley Way. The Committee was not in favor of any impacts' to Torr Park. Councilor Varney asked if the remaining trees on the Tri-Angle would be removed. Mr. Mavrogeorge stated yes, they would be removed and replaced. He stated that the discussions with the School Department were in favor of new uniformly sized trees to be planted. Councilor Varney asked if the side streets will be included as alternates in the bid documents. Mr. Mavrogeorge stated that yes, the side streets and a plan for two directional traffic on Community Way would be included as alternates. Councilor Varney and Councilor Willis asked that a large scale plan for this project be provided for viewing. Mr. Storer stated that he does have a plan to display the design on the large cork board in Council Chambers. Councilor Keans discussed the intersection of Columbus Avenue and Wakefield Street. She stated that she had concerns that it seemed to steer traffic away from the downtown. Mr. Mavrogeorge stated that the design is intended to set the stage for an entry way into the downtown.

6. **Laura Drive** – Mr. Storer stated that as there is a request in front of the Planning Board for a subdivision or lot variance and that the City Staff was asked to look at Laura Drive to see when or if it was accepted as a City Street. He stated that the City Attorney, Terence O'Rourke, had determined that even though the City has been maintaining it, it has not been accepted and the attorney recommends that the City stop maintenance now that we are aware of that. Mr. Storer stated that there was a memo in the Committee's agenda packet from Mr. O'Rourke. Mr. & Mrs. Bourassa stated they were here as residents of Laura Drive. Mrs. Bourassa stated that they had live here for 41 years and that the City has maintained it for all of that time and a few years preceding that time. She also stated that Waste Management and the US Postal Service also serve the entire street and that their driveway is currently used as a turn around by all. The Bourassa's stated they do not want to see the City stop maintaining it now. Councilors Varney and Torr were not in favor of abandoning the roadway maintenance at this time. There was discussion of previous subdivision approvals that require the next developer to bring the Street to City standards for acceptance. The residents of Laura Drive discussed that if the current subdivision / lot variance were granted there is no turn around or cul-de-sac and there would be no place for the City to push the snow. They stated it would also land lock the Woodward 7-8 acre parcel behind the new lots. Mr. Newton also advocated for denial of the proposed subdivision/ variance that is at the Planning Board for review. He

stated the variance would take away the assumed right of way to the Woodward parcel. Councilor Varney asked that the Director gather the information on what is needed and the costs associated with making this a City Street. Councilor Willis stated that this will be reviewed by the Planning Board with the new information regarding street acceptance status.

7. **Woodman & Myrtle Reconstruction Projects** – Mr. Storer that this project is funded in the amount of 4.6 million and he would like to see that the Committee is still committed to the project and to get it out to bid for construction. He stated the project has made the cut with NHDES and it has been approved for State Revolving Funds for both Clean Water & Drinking Water with principal forgiveness of 10% which is estimated to be \$460,000. Mr. Storer stated that the Committee showed some hesitation regarding the project due to the concerns for the debt service pending some very large projects that are scheduled. Councilor Varney stated that the Finance Department is meeting next week to discuss funding and debt service and they would have a better ability to answer the question after that meeting.
8. **Downtown Crosswalk Safety Improvements** – Mr. Storer stated that we have started to look at the downtown crosswalk safety improvements. These will include signage, lighting and similar recommendations. Councilor Gray asked if we had received a petition regarding the Rt 125 corridor in the Gonic Area. Mr. Storer and Mr. Fitzpatrick stated they had not received anything.
9. **Unaccepted City Streets** – Mr. Storer stated that when he reviewed the streets listed as unaccepted there are only 3 that are of concern, the others are either underway and or are not proposed to be City Streets. Mr. Storer stated that the Kelmar subdivision has lingered but there are no complaints in the area and they have not requested acceptance. Councilor Torr stated there are only 4-5 houses on those two dead end streets and they are not worried about acceptance. Councilor Varney asked if there was a bond or surety in an amount that would be enough to complete the streets. Mr. Storer stated he would look into it. Mr. Storer stated that Heritage Street is an issue. He stated it was originally proposed as a condominium development that was later changed to apartments and now they have applied for City Street acceptance. He stated that the engineers have cited issues with the way the road was constructed and acceptance was denied pending corrective measures and documentation. Mr. Storer stated that the only other development that is at issue is the Chesley Farms Subdivision which also was denied and is awaiting corrective actions and documents requested. Councilor Varney suggested that allowing these subdivision street acceptances to linger causes more problems down the road. Mr. Willis stated that the road conditions continue to deteriorate without routine maintenance and then when the City does accept them they are in much worse shape. Mr. Storer stated that we have a good process in place and staff to manage that. He suggests that the developers should make another request and get this back on the table for discussion.

10. Pavement Conditions Assessment – Mr. Storer stated that the City had contracted with a consultant to get the assessment completed and the initial numerical ranking is complete. He stated that it will be about a month or two before they are ready to give a formal presentation and recommendations for paving priorities. He stated that the initial assessment showed that we have been doing a respectable job keeping up with maintenance and reconstruction. We compared very well with the Dover's assessment and far above the Somersworth assessment standards.

11. New DPW Facility– Mr. Storer stated that the City Council would see a budget number of 18 million in the FY18 Budget. He stated it would show 9 million general fund and 4.5 million in each the water and sewer fund budgets. He stated he is looking into some design build options for construction and he plans to meet with some local builders to discuss some concepts to keep the costs in check.

12. Colonial Pines Project – Mr. Storer stated there is no new news. We are still waiting on the Use and Occupancy Permit from the State of NH DOT and SUR is hopeful to get started in March.

13. Permit Status – MS4 & NPDES – Mr. Storer stated that we have not been issued the Wastewater NPDES Permit as of yet and that we have started the review of the recently issued MS4 Permit. Mr. Storer stated that Councilor Willis had ask if there were significant financial impacts and Mr. Storer stated that he was still reviewing and that the existing funding, both current and proposed, will likely take care of the immediate needs in the permit. He will get back to the Committee if the engineers see any concerns for the near future. He stated that the initiatives that we have started working on are all requirements in the permits and that we should be able to meet deadlines.

14. Other

Winter Operations – Mr. Storer distributed a spreadsheet showing the expenses to date for winter operations. He stated that the department had received a transfer of \$51,000 for 1000 tons of salt. He stated that this may last us through to the season's end, but as there was a concern for the availability of salt at the supplier level, we thought it best to get it here rather than come up short when we need it.

Dewey Street Bridge – Mr. Storer stated that this project is expected to go out to bid in March and will be under construction this summer. He stated that this will be a 200 foot single span bridge. Councilor Gray asked if Mr. Storer new the weight capacity of the bridge. Mr. Storer stated that he did not, but would get back to him with the information. Councilor Varney asked if the bridge would require painting. Mr. Storer stated that he did not believe it would, but stated that we would be required to select the painted or galvanized color.

Ice Arena Roof Repairs – Mr. Storer stated that the bids were opened earlier in the day. He stated there was only one bidder and and that the price was 1.472 million dollars, which is significantly over budget. The Committee briefly discussed the cost of the project and asked Mr. Storer how much annually was spent on shoveling. Mr. Storer

stated he did not have that number but could get it for the Committee's reference.

GIS Technology – Councilor Varney asked how the GIS Technician and Mapping project was proceeding. Mr. Storer stated that he is pleased with the progress that is being made. He stated that the technician is in the process of pulling in all the data and getting things all mapped out. Mr. Storer stated that within the next couple of months the department would be ready to do a presentation for the Committee.

Winter Plowing – Councilor Hamann stated that he had traveled to Dover on Pickering Road when it was storming and noted the superior conditions Rochester vs. Dover. He stated there is a noticeable difference and that he would like to thank the DPW. Mr. Storer stated that he believes the Department is very good at winter operations and he specifically complimented Ken Henderson and his staff, he stated that they would be happy to hear the compliment, and that it is well deserved. Councilor Gray asked how many were using the laser technology and plowing without wingmen. Mr. Storer stated that there are 3 that are using it full time without wingmen and a couple of others who have gone without wingmen for some period of time.

Councilor Willis made a motion for adjournment at 9:19 pm. The motion was seconded by Councilor Hamann. The motion passed unanimously.

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