

Public Works and Buildings Committee

March 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

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

Chris Bowlen, Director of Recreation, Arena and Youth Services

MINUTES

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

1. Approve minutes from the February 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 Willis. The Motion passed unanimously.

2. Public Input – None.

3. Brock Street Moratorium – Mr. Storer stated that at the last City Council meeting there was concern for the guarantee and the road patch to be completed at the armory site. He stated that staff had worked with the State of NH and the city attorney and that we had obtained a letter of guarantee from the State that stipulates that they are aware of the necessary \$70,000 repair and that at the end of a 1 year warranty period they will schedule an onsite inspection with City Staff to ensure that we are all set with the patch.

4. Right of Way Issues – Mr. Storer stated there is an issue with private property encroaching on the City's right of way. He stated that the building at 21 South Main Street belonging to the Steven Brown Law Office encroaches on the City sidewalk and the sidewalk tractor has hit it and caused damage. Mr. Storer stated that it was referred to the City's insurance company. He stated that the façade was renovated in 2011 and that we believe it does encroach on the right of way. He stated that when we hit it a few years ago we fixed it at a cost of a couple of thousand dollars, but this time there is significant damage involving the structure and windows.

5. FY18 Budget Issues and Options (I&O's)

LED Street Lights – Mr. Storer stated that he completed I&O's for a couple of items to be submitted with the City Manager's budget.

LED Lighting Project - He stated that the LED Street Light Project should wrap up midway through FY18 and that we should realize a cost savings. He stated that this I&O recommend's a reduction to that expense account due to the expected cost savings.

Way Finding – Mr. Storer stated that there was a petition from the tenants for way finding signs within the Community Center. He stated that this I&O is a request to increase the budget to accommodate that request.

Solar Array – Mr. Storer stated that there is an I&O in for a solar array project at the Wastewater Treatment Plant. There was discussion amongst the Committee as to the capacity and demand fees that are charged when there is fluctuation in demand. Mr. Storer stated that he has an understanding of how these projects work, but suggested that he has much more homework to do prior to the budget presentation. Councilor Keans suggested that he speak with people at Jarvis Manufacturing on the Milton Road and the Town of Durham to see if they are experiencing any of the capacity and demand cost issues and to see how well it is working for them.

6. **Arena Roof** - Mr. Storer asked if he could move this item up on the agenda as Mr. Bowlen is here to speak if needed. The bids are in at 1.48 million to structurally reinforce the roof at the arena. The CIP budget for that project was \$750,000 and staff acknowledged that we knew in advance that the \$750,000 would not be enough but we went out to bid to put an actual number to the shortage. He stated in talking to the bidder for the project there is a cost savings to completing the floor project and the roof project at the same time and unfortunately we have missed the window for that this year as we have already started the ice out operations. He stated the two projects together have an available budget of 1.25 million but will cost approximately 2 million dollars. Councilor Varney asked if they have budgeted for shoveling the roof as needed for next year. Mr. Bowlen stated that there are years that require shoveling and some that do not. He stated that the funds come from the Arena Fund contingency account when necessary and that yes; they will be able to work with that another year. Councilor Willis asked how the debt service is paid back. He asked whether the Arena Fund pays for the debt incurred or if the general fund pays all or a portion of the debt. Mr. Bowlen stated when the Arena fund can support the cost it pays for it and if there is a shortfall then the short fall it is picked up by the general fund. He said the most recent budget did not have a shortfall as they had a good sales year. Chairman Torr asked if there were any issues of real concern that could happen in the next few years. Mr. Bowlen stated at this time his concern is the floor as it is past its expected useful life, but believed it would be ok until the repairs are made. Mr. Fitzpatrick stated that given the list of CIP projects and the high priority of other projects, he believes the best thing we can do is to extend the life of this facility as we do not have the funds to build a new one. Councilor Varney asked about the Zamboni replacement in the CIP Budget for FY18. Mr. Bowlen stated that the current Zamboni's are model years 1993 & 1995, and they are well past their expected useful life. He stated this vehicle is essential to the Arena operations and must be replaced. Councilor Willis

asked the cost. Mr. Bowlen stated \$100,000. Councilor Varney inquired about the revenue stability at the arena. Mr. Bowlen stated that it is relatively consistent and that currently his ice rental rates are on the higher side of average which prohibits them from going up as it might cost them customers.

7. **Potential Contributions to Piscataqua Region Estuary Partnership (PREP)** – Mr. Storer that he has committed to further participation in the costs associated with the data collection in Great Bay Estuary by the PREP organization. This is a continuation of our partnership with Dover who is also committing additional funds to participate. Mr. Storer further discussed that as part of our deferment letter associated with or NPDES permit we are obligated to continue our participation in the development and implementation of a long term monitoring plan for the Great Bay Estuary under the leadership of PREP. He stated that this cost associated with this commitment is approximately \$32,000 and it will include the cost of additional data sondes to be put out in Great Bay and to enlist the input of the independent peer reviewers to interpret the data. Councilor Willis asked Mr. Storer if he felt that PREP was independent, without a preconceived agenda in regards to their mission. Mr. Storer stated that he understood the reasons why Councilor Willis would ask, and he stated that he is fully confident in their unbiased agenda on the issue. He stated that Dr. Kalle Matso was brought in to restore the trust with the Municipalities and he has gone to extra efforts to rise above previously preconceived agendas. Mr. Storer stated that Mr. Kalle Matso is using the outside peer reviewers for just that reason.
8. **Raw Water Transmission Main Project** – Mr. Storer said the project had a good start and then the pipe bursting company got stuck about 150 feet into the project. He stated that the company is bringing in a much larger machine and it will take about a week to get here. He stated that they are confident that this will get them going and through to completion.
9. **Dewey Street Bridge Project** – Mr. Storer the project is out to bid. He stated that the budget was \$750,000 and that the engineers are estimating \$684,000 for the bridge without engineering. He stated that the bridge will be longer, but there are some cost savings as it will not have any piers in the water. He stated that the existing piers will be removed. Mr. Storer stated that there is a bid alternate that will include some sheet pilings/coffer dams to save a very old tree that is on the Hanson Pines side of the bridge. He stated the current estimate for that alternate is \$11,000. Councilor Willis asked what type of tree we were looking at. Mr. Storer stated that it is 100-150 year old pine tree. Councilor Varney stated that tree removal in Hanson Pines has to be approved by the Trustees. Mr. Storer stated that they have discussed it with the Trustees and that is why we are looking at the cost. He stated they have also discussed it with the Tree Forester, Charlie Moreno. Chairman Torr inquired about weight loads of the new bridge. Mr. Storer stated that due to questions raised by Councilor Gray at the last meeting he had

looked into the weight load limitations and he is confident that there will not be any issues and that it meets and exceeds all bridge standards.

- 10. LED Street Lights** – Mr. Storer stated that he had put up a display at the last City Council meeting and that the City Council did authorize the supplemental appropriation for this project. Mr. Storer stated that the work had not yet begun but he wanted to educate everyone about the different look they would see when the project is completed. He had a handout that showed what the effects would look like. He stated that the lighting would be more uniform and directed with whiter light as opposed to the yellow ambient light. He also stated that he is following the American Medical Associations recommendations for the use of 3000k or lower for outdoor lighting. Mr. Storer stated if anyone wanted to see an example of these lights; there are two at the intersection of Columbus and South Main. He stated that one is near the China Palace Restaurant and one is by Service Credit Union. Mr. Storer stated there is also one in the parking lot behind City Hall.
- 11. Woodman / Myrtle Street** – Mr. Storer stated that this project is fully funded and just about ready to bid. He stated he is unsure if he has the approval to continue as scheduled. He stated that all costs including water, sewer and general funds have qualified for CWSRF & DWSRF. He stated that if we were to proceed we could realize up to a \$460,000 principal forgiveness for the loan, but that NHDES needs an answer very soon. He stated if we do not proceed we will be bumped off the list and the funds will be awarded to a different community or project. The Committee discussed the projects that are up and coming in relationship to the debt service and our current bond ratings. The Committee was in agreement that the decision to proceed will need to be made after the City Manager's presentation of the FY18 Budget. Chairman Torr noted that the Committee meets next on April 20, two days after the City Manager's budget presentation and that we should put this item on next month's agenda.
- 12. Annex Update** – Mr. Storer stated that the project is proceeding as planned and it is on task to be completed in June. He stated that there has been a couple of changes orders associated with the project so far, including a small one for some tree work and a significant one to complete the prep work and electrical work associated with the installation of the new Fire Department Generator. Mr. Storer stated that he expects a couple more in regards to additional work to level the 2nd floor and for additional pointing of the west side façade bricks. Mr. Storer stated that he believes there will be a surplus, and he estimates that it will be about \$150,000. Chairman Torr asked if the aluminum drip edge would be removed and the slate tiles restored. Mr. Storer stated that he believed they would be but stated he would need to check on that.
- 13. Wakefield Street Project** – Mr. Storer stated that the estimate for Eversource came in at \$620,000, and Metrocast at \$150,000, for underground utilities. He stated that we are still waiting on Fairpoint. Mr. Storer stated that additional cost will need to be carried in the construction contract for the concrete conduit encasements. He stated that the

engineers believe the total additional cost for the underground utilities may be around 2.6 million instead of 2.8 as originally thought, but until they get Fairpoint's cost and bid results he couldn't confirm that. Mr. Storer stated that staff is working with the engineers on the final design and hopes to be out to bid by late April. Mr. Storer also stated there will be a small portion of 121 Wakefield Street that we will need to purchase or get an easement on. He stated that 121 Wakefield is the property on the corner of Glenwood Avenue and that the property owner seemed very agreeable to working with the City. Mr. Storer stated that the property owner is willing to sell if the City Council is interested in acquiring the property to be used in future project planning for improvements on Glenwood. The Committee stated that they were not interested in property at this time. Mr. Storer stated he would proceed with the acquisition of the necessary small sliver of land needed for the roadway.

14. Colonial Pines Project – Mr. Storer stated we have obtained the necessary NHDOT approvals and now we are dealing with a different issue. He stated that the construction equipment as proposed will be blocking the entrance to the business on the end of Brickyard Drive. He stated that he will be working with the construction company and the two property owners, Eastern Propane and Rokon, to come up with an alternative entrance that will eliminate the problem.

15. Hillsdale Drive Eversource Easement – Mr. Storer stated that Eversource is looking for an easement across the City's property on Hillsdale Drive. He said it is to be used to get maintenance vehicles into their large transmission main in the area for maintenance. Mr. Storer distributed a map showing the requested right of way. Councilor Willis looked at the map and inquired if Eversource could use the existing graveled railroad bed for access rather than going over the other property. Mr. Storer stated that he would inquire about the alternative.

16. Granite State Business Park - Mr. Storer stated that we have two separate appropriations for the business park lighting plan. He stated the first appropriation was in FY16 for \$70,000 and then another FY17 appropriation of \$100,000. Mr. Storer stated that we are going to be going out to bid for light poles within the next couple of weeks and our estimates show that it is likely to be about \$250,000. He stated that we would be running the lights on about 3600 feet and striping the road for a walking path. Councilor Keans suggested Mr. Storer check in with the Pease Development Authority (PDA) to be sure that the lights used meet their requirements. Mr. Storer stated that he would follow up on that with the PDA. Chairman Torr asked if the Water Loop project in this business park was going to happen. Mr. Storer stated that it is not in the FY18 Budget for discussion and that it was pushed out to a future year.

17. Sewer Ordinance Impacts – Mr. Storer stated the recent change to the Sewer Ordinance impacts up to 300 properties around the City that are within the 100 feet of the sewer system. He stated he was looking for guidance to see if the expectations are that staff would be trying to run down these older structures to force the compliance, or if the

intent was to keep to current and upcoming project areas. The Committee consensus was to address them as they come up but to concentrate on the newer project areas. There was some discussion about getting the State of NH to notify the City's Engineers when a private septic system permit is being requested.

- 18. . NPDES & MS4 Permit Status** – Mr. Storer stated that we have not been issued our NPDES permit yet. He stated that there had been a deferment letter that took us through August but that we still haven't heard anything. He stated that he believes the State of NH is supporting us a bit as they have some respect for the initiatives that we have taken and the results we have achieved in lowering the nitrogen levels by optimization. He stated that it would be to our advantage for them to wait until new data is gathered and we can determine the results of those reductions.

19. Other

Howard Brook – Councilor Varney asked about the Howard Brook Culvert Project. Mr. Storer stated that it had taken a back burner to some other projects and there may be an easement issue that staff is working on. He stated that he would look into the project status and get back to the Committee.

EDA – Salmon Falls Road Project – Councilor Varney asked when this project will be starting up again. Mr. Storer stated they will be starting back up soon.

Snow Budget – Mr. Storer stated that we did have a contingency transfer for salt and we will be over on the overtime budget. He said that the salt shed was near full until the big Northeast Storm we had last week. He also stated there might be some salt surplus to carry over into the next year's budget for use.

New Trucks – Councilor Varney asked about the new truck's performance. Mr. Storer stated that they are working well. He noted higher turning radius for corners has been a slight problem but that staff was happy with their performance.

Public Testimony – Mr. Storer informed the Committee that he had testified on two NH Senate bills. One was SB121 and it was for bi-partisan support for speeding up the 303D list process for the MS4 permit. He further stated that the second bill was SB127 in reference to Water Quality parameters for 7Q10 and DO.

Councilor Hamann made a motion for adjournment at 8:26 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.