

Public Works and Buildings Committee

January 16, 2014

Council Chambers

7:00 PM

MEMBERS PRESENT

Councilor Torr, Chairman

Councilor Ray Varney-Vice Chairman

Councilor David Walker

Councilor Sandy Keans

Councilor Donald Hamann

OTHERS PRESENT

Dan Fitzpatrick, City Manager

Peter Nourse, Director DPW

Gretchen Young, Construction Engineer

Minutes

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

1. Approve minutes from December 19, 2013 meeting

Chairman Torr asked for a recommendation for the last month's minutes.

Councilor Walker made a motion to accept the minutes of the November 21, 2013 meeting as presented. Councilor Hamann seconded the motion. The motion passed unanimously.

2. Public Input.

No public present

3. Private Road Sign Policy

Mr. Nourse stated that the issue of street name signs on private roads in the city has come up on a couple of occasions and recently the Fire Department was concerned for 911 purposes that there needs to be a street name sign on these roads. He stated that the current policy is to have the developer or owner (s) purchase and put up the signs when they roads are developed or if a sign goes missing. He further stated that this works when there is only one property serviced by the private road, but in instances where there is more than one owner we really can not enforce making them pay for and erect a sign. Mr. Nourse stated that he was looking to the Committee for guidance on how these instances should be handled. He stated that the City's sign budget is very tight. Councilor Varney asked if we were talking about less than a couple hundred dollars. Mr. Nourse state that a couple hundred or less sounded about right. The consensus of the Committee was for the DPW pay for and put up the signs. Councilor Walker mentioned that these people do pay taxes and the City could take care of the cost as our policy for 911 makes it necessary to have the signs.

4. **Project Status Update:**

Catherine, Sheridan area I/I Project - Mr. Nourse stated that he is planning on presenting the project to the Planning Board on March 17, 2014 and he is planning the public informational meeting for late March or in April. Councilor Walker asked if Woodman Street is in this project. Mr. Nourse stated it is not. Woodman, Myrtle, Congress & Beaudoin are in the next phase of this area.

Strafford Square – Mr. Nourse stated that he has a scheduled meeting with NHDOT on January 24th. He stated that NHDOT had favorable remarks on the horizontal design submitted by Roundabout Traffic Engineers (RTE). He further stated that NHDOT said RTE is way more advanced with roundabouts than anyone locally. Mr. Nourse also stated that he wanted to check in with the Committee regarding the use of a new engineering firm for the actual final design & construction phase engineering. Mr. Nourse stated that the department is putting out a request for qualifications (RFQ) and is considering including Strafford Square as project to be referenced. All Committee members were okay with this plan. Councilor Hamann asked if it was Mr. Nourse's intention to stick with the Walnut Street approach as designed by RTE. Mr. Nourse agreed that it seems awkward and stated that if we present this plan as part of the RFQ we could see how other professionals might handle it. Councilor Hamann stated that he often is on this area of roadway and crossing traffic to get onto North Main Street is always an issue. He stated that getting the Union Street area and Gap project done is going to be important. Mr. Nourse stated that he is requesting funding to design the Union Street to Strafford Square Project (Gap project) in the FY15 CIP. Mr. Nourse stated that he plans on talking to NHDOT regarding Twombly Street. He stated that it will need to become a truck route as trucks will not be able to come into the roundabout from Walnut Street. He also said it might be necessary to put a light at the area of Burger King on North Main to accommodate the left hand turn.

New RT 125 Pump Station Project – Mr. Nourse stated that we had originally programmed \$545K for this project and it was to be a State Revolving Fund loan (SRF). He further stated that we now have some EPA Grant monies and the remaining will be SRF. Mr. Nourse stated that the department had recently gone out for bid and the results were approximately \$240K over the engineers estimate. He stated that we had standardized on controls and switch gears and the vendor that is the sole source in this area charged twice the expected amounts. Mr. Nourse stated that we are going back out to bid with out the standardization but he still feels it may be necessary to do a supplemental appropriation to complete the project. He also stated that there is a right of way issue that needs to be resolved and he is hopeful to get the permanent easement in place as to not hold up construction.

Salmon Falls Road Highway Safety Improvement Program (HSIP) project: Mr. Nourse stated that this project is back on tract with the

additional supplemental funds. He stated that he has concerns that the resident at 732 Salmon Falls Road may attempt to hold the project up for additional improvements that he would like completed. Councilor Keans asked if we needed an easement from him regarding land. Mr. Nourse stated that we do need a temporary construction easement but there are no land taking easements necessary. He stated that this resident previously requested a guardrail at his property as he has had more than one instance of a motor vehicle actual running into his house. The Public Safety Committee did not agree with the guardrail request but they did put up chevron signs and there have been no additional accidents. Mr. Nourse stated that when the project is completed there will be no need for the guardrail as the likelihood of having a vehicle hit the house will be reduce even more.

Historical Society Boiler – Mr. Nourse stated that the gas company work is completed and that the department is awaiting delivery of the actual burner

City Hall Annex – Mr. Nourse stated that a request for qualifications (RFQ) will be going out soon. He stated that they will be using a qualification based selection (QBS) process to determine the award of the project. He stated that his plan is to first determine if it is cost effective to use the current structure or to build an entirely new structure to accommodate an office and storage space as directed. Mr. Nourse also informed the Committee that the building has been completely gutted and is now a shell with only structurally necessary walls still in place. He stated there is no mold and there is no longer any smells detectable.

DPW Facility – Mr. Nourse stated that he is also working on a request for a proposal (RFP) regarding the new DPW facility. He stated that the RFP will be awarded based on qualifications, experience and price proposals. He stated his intent to have the architects first determine location by looking at currently owned city parcels and any State owned parcels that might be suitable. Councilor Walker asked what size parcel Mr. Nourse would find desirable. Mr. Nourse stated that he thought 10 acres would be suitable and preferably not adjacent to any water ways or wetlands.

Chairman Torr suggested the City Concrete Site, also known as Rochester Sand & Gravel. Mr. Nourse stated that there is a prospective well site on that property. He stated that current locations that are on the table are the Pickering Road brickyard site, the Havenhill Road sand pit site. He stated that he has recently ruled out a site on Eastern Avenue as it is conservation land. Mr. Nourse stated that the ideal site will not be in the downtown area but will have access to roadways that will get them to all areas with in the City within a reasonable amount of time.

Franklin Street I/I Project – Mr. Nourse stated that this project is in the design phase and that it is progressing.

Little Falls Bridge Road – Mr. Nourse stated that this project is complete, including the drainage improvements.

5. Other:

Amazon Campground Water Line – Chairman Torr asked if this project is underway. Mr. Nourse stated that the City of Somersworth voted with a narrow margin to give the authorization for this project to proceed.

Restroom at the Commons – Mr. Nourse stated that this project had come in well above the budget. He stated that he believed the bids received ranged from 84K to 135K.

Salmon Falls Road – Economic Development Administration grant (EDA) Water / Sewer Ext. – Councilor Varney inquired about the current status of the EDA Grant. Mr. Nourse stated that the DPW has put out a Request for Qualifications (RFQ) and that was done in an attempt to justify the design / oversight costs. He further stated that the City cost and the allowable EDA cost for these services are miles apart. Mr. Nourse stated that this RFQ will open on the 20th of February. Until then we are basically in a holding pattern. Mr. Fitzpatrick stated that the City is in the process of finalizing the private business contributions. He stated that they are nearly complete with one and still in discussions with the other. Mr. Fitzpatrick stated that the business owners, who are tenants, are involved with site selectors and it is very competitive. He stated that the City is still in discussions with the property owner. Councilor Varney stated that the road is falling apart and needs hot top sooner rather than later. He asked Mr. Nourse if the construction was even possible for this year. Mr. Nourse stated it is not. The design is expected to be at least nine months and then a two season construction schedule is likely. Councilor Varney stated that the pavement will need attention this year if this project isn't going to start until 2015. Mr. Nourse stated that City staff could shim the areas of greatest concern, and he expressed his desire to either get the project moving forward or except that it is not going to go through.

Councilor Varney stated that he would like to see the project completed. Ms. Young stated that the EDA does not have an interest as to where the contributions are coming from. If the City decides to fund additional portions the work could continue. Councilor Torr stated that if we use city funds then there are other projects that will need to be put on hold.

Chamberlain Street – Councilor Torr asked where this water / sewer extension project is currently. Mr. Nourse stated that it is in the proposed FY2015 CIP as directed.

Colonial Pines – Councilor Keans asked if Mr. Nourse had included the sewer extension in this are for the CIP. Mr. Nourse stated that he had. Councilor Keans suggested that there would be more users picked up in this project area than on Salmon Falls or Chamberlain.

Route 125 North – Councilor Walker stated that he had informed the Planning board that the Council would like them to be placing exaction on development for implementing a center turning lane in the northern section of Rt. 125 between the overpass near Jarvis and the Cross Roads Industrial Park.

Railroad Crossing – Councilor Varney asked that Mr. Nourse check the

measurements of the stop bar to railroad tracks at Summer Street to make sure they are meeting the uniform standard.

Property Purchase – Chairman Torr stated that the Robbins Auto building on Hanson Street is up for sale. He stated that it might be a purchase that the City considers for future City Hall parking lot or parking structure expansion.

Councilor Walker made a motion to adjourn at 8:03 PM. Councilor Hamann seconded the motion. The motion passed unanimously.

Minutes respectfully submitted by Lisa Clark, Rochester DPW Office Manager