

Public Works and Buildings Committee

June 19, 2014

Council Chambers

7:00 PM

MEMBERS PRESENT

Councilor Torr, Chairman

Councilor Ray Varney, Vice-Chairman

Councilor David Walker

Councilor Donald Hamann

OTHERS PRESENT

Councilor James Gray

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 May 15, 2014 Meeting

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

Councilor Walker motioned to accept minutes as presented for the meeting of April 17, 2014. The motion was seconded by Councilor Hamann. The motion passed unanimously.

2. Public Input

No public in attendance.

3. Water Ordinance – Connections Required Issues

Mr. Nourse stated that the recently approved water ordinance mimics the sewer ordinance, in that connection to the public service is required at sale or well failure for any structure within 200 feet of a public service. He then explained that the state regulation, RSA 362:4 does not have this requirement for water services and the House Bill 517 states that no property owner shall be required to tie into a public water system if they can meet all well requirements. Councilor Walker asked why sewer was required to connect but not water. Mr. Nourse explained that the NHDES sees septic systems as an environmental concern. Councilor Varney asked if the planning board requires new developments and subdivisions to tie into the water system. Councilor Walker stated that they did.

Councilor Walker made a motion to send the water ordinance to the Codes and Ordinances Committee for further review. The motion was

seconded by Councilor Hammon. The motion passed unanimously.

4. Water Ordinance – Water Leakage, Prevention, & Mitigation Procedures & Responsibilities

Mr. Nourse stated that Councilor Varney had suggested revisions to the ordinance to require fines rather than termination of service when water leakage is identified and not addressed. He stated that there are two mobile home parks in the city that have an issue. Councilor Walker asked if we meter the mobile homes individually and at the main. Mr. Nourse stated that we do meter the Tara Estates because they have compatible meters, however, the city does not typically meter individual mobile homes. He stated that the owners of the water lines will have 90 days to address the leakage problem and if they do not, the city may fine the owner. Councilor Walker asked if the owner was being charged for the water that was leaking: Mr. Nourse said that they were. Councilor Walker asked why we would fine someone if they were paying for the water. Councilor Varney stated that they were wasting water. Councilor Hammond pointed out that this could be a real issue during droughts. Mr. Nourse pointed out that the city is investing considerable funds to correct leaks and that the private owners should do the same. Councilor Walker stated that he thought it made sense that this apply to mobile home parks because the park owner is passing the cost of the wasted water onto the residents, but he does not agree with fining individual owners if they are paying for the water. Mr. Nourse stated that this ordinance only addresses mobile home parks. The committee recommended that Mr. Nourse take the ordinance to the Codes and Ordinances Committee for further review.

5. Stillwater Bridge

Mr. Nourse stated that he wanted to offer some additional information regarding the supplemental appropriation to the Stillwater Bridge project that the full council recently approved. The project was designed a few years ago, and since that time, the cost of materials has increased and now contractors have a backlog of work and are less lenient when bidding projects. He stated that two bids were submitted that were within 8% of each other, which indicates an appropriate bid. Mr. Nourse said that he is looking to get this project started this year.

6. HSIP

Mr. Nourse stated that in January, NHDOT informed them that all projects should be bid by August in order to receive funding this year, then in June they came back and said that all projects needed to have been out to bid by April in order to receive funding. Mr. Nourse stated that the HSIP was on track to be out to bid by August but did not make the April deadline, therefore the NHDOT has removed funding until next year. Councilor Varney asked how much money we had spent to date on this project, Mr.

Nourse said that he did not know. Mr. Nourse said that he still intended to complete the project, but that the city would have to hold off for an additional year provided funds are approved next year.

7. Pedestrian Bridge

Mr. Nourse stated that he had reached out to an engineering firm but found that they would require approximately \$40,000 to review the state of the bridge and were anticipating about \$0.5 million to fully fix. Mr. Nourse stated that the bridge was built well and could probably be fixed without a structurally engineered design. A dive team has been hired to review the condition of the piles. Once that assessment has been completed, we will be able to formulate a clearer plan moving forward. Councilor Walker asked if the city was liable if they did not hire a structural engineer. Mr. Nourse said that hiring a structural engineer would transfer the liability onto that firm, however, there is a cost associated with that. He stated that the condition of the piles would help determine the likelihood of there being any major concerns. He proposed holding off on hiring a structural engineer until additional details are known. Mr. Nourse stated that he is hoping to do the correction work in FY16 and that he intends to post a sign prohibiting vehicles and loitering. Councilor Varney asked if ATV's could cross the bridge. Mr. Nourse stated that the sign would prohibit ATV crossing. Councilor Walker suggested putting a bollard in front of the bridge to prohibit any ATV's.

8. Chamberlain Drainage

Mr. Nourse stated that he has looked at the topography in the area and it does not appear that the recent development at Anderson Lane is contributing additional runoff along Chamberlain Street. He stated that the drainage is associated with a high groundwater table. He has met with the city's contracted services construction team and determined that approximately 1,400lf of drainage improvements, including a perforated pipe, several catch basins, and minor ditch work, would correct most of the issues and could be done with the current drainage funds. He stated that approximately 1,900lf could be added to the project in the future if needed. Councilor Gray asked if water and sewer could be included in the drainage ditch. Mr. Nourse stated that it could not. Councilor Walker asked how deep the ditches would be along the side of the road. Mr. Nourse stated that they would be shallow, approximately 6 inches. He stated that the drainage work would be completed prior to paving Chamberlain Street, which would push off the paving until the fall during the school year.

9. Water/Sewer Extension Policy

Mr. Nourse presented the existing sewer extension policy as well as a potential for modifications to the policy. The revisions, as presented, would require that the cost of the improvements be recovered within 75 years by rate payers. This would essentially cover the cost of the useful life of the pipe. Councilor Walker pointed out that this policy favors more urban areas with more rate payers. Councilor Varney suggested using the Colonial Pines project as a test case to see whether the rate payers would cover the cost of the work within 75 years, this would help to determine if 75 years is an appropriate goal. The committee recommended that the proposed policy be reviewed by the Finance Committee.

10. Ryan Circle Drainage

Mr. Nourse stated that the residence at 81 Rochester Hill Road and 28 Ryan Circle, have requested that the city improve the drainage condition near their property, similar to the work that was done two years ago on the other side of Ryan Circle. Councilor Walker pointed out that the work that was done two years ago was related to an existing drainage easement. Mr. Nourse stated that now the residence would like work done to alleviate some of the drainage issues on their side of the street. He stated that currently, a portion of the roadway discharges runoff to an area between 81 Rochester Hill Road and 28 Ryan Circle. He stated that to redirect runoff to drain along Ryan Circle, four driveway culverts would need to be removed and reset as well as additional earth work. Preliminary estimates for this work are \$20,000. Councilor Gray asked if the driveway culverts were pitched in the wrong direction. Ms. Young stated that all of the culverts were constructed to match the existing drainage conditions that have been in place for over 19 years; however, they would need to be adjusted to meet the revised condition. Councilor Varney asked if the homeowner could pay for the culvert work. Ms. Young stated that they could, except the proposed work would not benefit the residence at 26 or 24 Ryan Circle so it would be difficult to ask them to pay for the improvements. Councilor Walker asked if the work was on private property. Mr. Nourse stated that all of the work would be in the right of way. The committee recommended that public works approach the homeowners about paying for the culvert portion of the work.

11. Catherine Street Bids

Mr. Nourse stated that only one bid was received for the work, from SUR Contractors. This bid came in below the budget. He stated that they intended to award the bid to SUR and begin the project immediately.

12. Water Treatment Plant Bids

Mr. Nourse stated that the lowest responsible bid came in approximately \$213,000 over what remains in the project budget. He will be requesting a supplemental appropriation for \$250,000 for this project. Councilor

Varney pointed out that approximately \$233,000 could be deauthorized. Mr. Nourse stated that he has contacted the state, and confirmed that the SRF funds with the 15% forgiveness would apply to the increase budget.

13. Other

319 Stormwater Grant – Mr. Nourse stated that as part of the Franklin Street I/I project, some potential drainage improvement opportunities have been identified. He stated that these improvements are eligible for 319 Stormwater Grant Funding. He stated that, with the Council's approval, they will apply for a \$120,000 grant with a 40% match commitment. Mr. Nourse stated that this work would not be required to meet Davis Bacon wage rates and would not impact the rest of the project. Councilor Walker asked if there were any strings attached. Mr. Nourse stated that there were not.

Councilor Walker made a motion to approve the application for a 319 Stormwater Grant for \$120,000 with a 40% city match, for stormwater improvements in the Franklin Street I/I project area. The motion was seconded by Councilor Varney. The motion passed unanimously.

Pine Street Sink Hole – Mr. Nourse stated that it was determined that one of the leaching basins was carrying the fines out of the pavement base, and that to correct this, additional perforations were being introduced at the bottom of the basin. Councilor Walker asked if the pavement would be patched. Mr. Nourse stated that it would require removing the pavement to correct the base material and then a patch over the disturbed area.

Yeagley Way Paving – Mr. Nourse stated that work on Yeagley Way and Dominicus Court will start on July 14th.

Colonial Pines – Mr. Nourse stated that he has been pushing the consultant hard to get moving on this project. He stated that the work in Colonial Pines is related to some siphon work occurring on Dover Point Road.

Strafford Square – Mr. Nourse stated that it has been difficult working with the State DOT. At this point, the plan is to do the roundabout work in FY 16, but to use FY15 to prepare by relocating utilities. Mr. Nourse stated that they will start on GAP project so that construction can immediately follow the completion of the roundabout.

Maple Street School Fence – There are no-trespassing and hours of operations signs at the Maple Street School that have been vandalized. Mr. Nourse stated that those were owned by the school department, but that he could have someone from Public Works help them to secure the signs if needed.

Chestnut Hill/Little Falls Bridge Road – Councilor Torr stated that the sign at the intersection of Chestnut Hill Road and Little Falls Bridge Road

had fallen down.

***Councilor Walker made a motion for adjournment at 8:27PM.
Councilor Hamann seconded the motion. The motion passed
unanimously.***

Minutes respectfully submitted by Gretchen Young, Rochester DPW