

Public Works and Buildings Committee

May 15, 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

Councilor James Gray

Councilor Derek "Mac" Kittredge

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 April 17, 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. Buildings and Grounds / Friendly's Parking Lot Agreement

Mr. Nourse stated that he has reviewed the agreement between the City of Rochester and Friendly's regarding the acquisition and maintenance agreement with respect to the parcel of land that is now a shared parking lot with Friendly's Restaurant. Mr. Nourse stated that the agreement was signed in 1999 and was for a period of 10 years, if neither parties request a change it is to go on indefinitely and renews annually.

The agreement was that Friendly's would convey a parcel of land to the City and that the parcel will be sub divided and deeded to the City at the City's expense. It states that the City pay for and construct a parking lot, with lighting and landscaping. The agreement further states that

Friendly's will maintain the parking lot paved and landscaped areas, including plowing, and invoice the City for the cost. Mr. Nourse stated that the City is currently performing all maintenance on the areas in question. He stated that we maintain the trees, we provide and spread all mulch on the islands and we do all plowing. He stated that he believes at some point along the way it was determined to be easier to do the work, rather than pay for the work. Mr. Nourse stated that he would like to terminate the agreement. He stated that with limited funds and man power that he believes this to be an area that we can limit the maintenance to our own property. He also stated that per the agreement if notice is given prior to January 1 2015, then the agreement to terminate will take effect on the second June 30th following notice. That would be 6/30/16. Councilor Walker asked if the agreement included the property that the City had issues with the owner on previously. Councilor Walker stated that property owner that abuts the property from the Academy Street side had at one time stored a vehicle and a boat. Mr. Nourse stated that he is not aware of, but he went on to say that we are maintaining that area as well. The area that the boat was on is not covered by this agreement so he assumes there might be another one. There was discussion as to the intent of the agreement and there was discussion regarding a possible easement for library traffic through Friendly's lot. Mr. Nourse stated that he intends to continue researching the agreement and all of the possible issues regarding library access and the Academy Street abutters property and that he will keep the Committee informed.

4. Dewey Street / Hanson Pines – Pedestrian Bridge

Mr. Nourse stated that this bridge came to his attention during the winter. He stated that previously the snow was removed by the sidewalk tractor and that due to possible weak decking and the narrow access he has stopped that practice. He stated that either shovels or walk behind snow blowers would be used. Mr. Nourse stated that this pedestrian bridge crossing the Cochembo River is approximately 172 feet long and is a girder type bridge with metal decking. He also stated that he has had some preliminary evaluation completed and that the engineers have said that the girders and base appear safe but there is further evaluation that should be done and at a minimum the clips supporting the grates and the rebar could be replaced or repaired. He estimates that the minor repairs and extensive evaluation costs to be about forty thousand dollars. Councilors all showed concern for this bridge and believe it to be a necessity for the students that walk to school from the North Main Street neighborhoods. Councilor Torr asked if replacement would be needed. Mr. Nourse stated that it would not. Councilor Walker asked for an estimate on replacement. Mr. Nourse stated that he was unsure but expected it to be in about five hundred thousand dollar range to repair or replace. Mr. Nourse stated he will limit the bridge to foot traffic only and post no loitering as a precaution. He stated that the evaluation will be

needed soon and that the long term planning can be addressed after the report is in. Councilor Varney suggested that Mr. Nourse get a budgetary number for the basic repairs and for the inspection and evaluation. Councilor Varney suggested completing a CIP Project Sheet and an Agenda Bill to get it on the Council agenda to add to the FY2015 CIP Budget.

5. Trinity Circle Sub-division Surety

Mr. Nourse stated that he believes that the Planning Board voted to pull the surety for this project. Dan Fitzpatrick stated that he had signed the paperwork to initiate that process. Mr. Nourse stated that he expected the approach to the corrections and completion of this development to be comparable with the approach the department took with Anderson and Channing Lane projects last year. He stated City staff would work toward completing the roadway, water, and sewer issues with the available funds prior to moving on to the sidewalks and aesthetics. Mr. Nourse stated that there has been issues with this developer since the project began. The developer has at times refused to pay water hydrant fee, there has been issues with trash, and there were significant issues with the sewer. He went on to say at one point the developer stopped paying the propane company for the gas that supports the generator at the pump station so the utility company took out the meter which made the generator inoperable. Mr. Nourse also stated that there were water quality issues with in the development. There was discussion regarding the payment for necessary work to be completed if the costs are over the amount of the surety. The committee discussed the possibility of liens being put on the remaining unsold parcels and the phase two adjacent property.

6. Paving

Mr. Nourse stated that paving is to begin the week of June 2nd. He stated that Brox is starting on Blackwater Road and Pawtuckets Way and will then proceed to Crocker Court next to City Hall. Mr. Nourse stated the other approved streets would take place after July 1st. Mr. Nourse stated that Yeagley Way is on the FY2015 list of approved streets, and Dominicus Way is a small street off from Yeagley that is also in need of paving. He further stated he believes that this small street and paving can be absorbed by the current and proposed budget if the committee approves. The consensus was that if it can be done within the budget constraints then it is ok for him to proceed. Mr. Nourse stated that a resident from the Forest Park Road neighborhood had complained about poor pavement conditions. Councilor Varney stated that the resident was talking about the right side of the pavement at the beginning of the street. Mr. Nourse stated he had noted both the left and the right side and he stated that City staff will be able to patch the area.

7. Sidewalks

Mr. Nourse stated that Northeast Earth Mechanics is working there way down Charles Street with the existing funds and if the proposed budget goes through they should be able to complete that road. He stated that Portland Street, Wakefield Street, Oak Street and Walnut Streets had been discussed but he would like the Committee and Councils approval on the next street to work on. Councilor Walker asked if Oak Street was considered would it still be bitumous if replaced. Mr. Nourse stated yes, it would be the same. Councilor Kittredge asked if Mr. Nourse would do the same in the area of 8 Eastern Avenue. Mr. Nourse stated yes, but he will be doing that small section of sidewalk in house. The Committee agreed that sections of Portland Street should be looked to next and that funds could be used on Oak Street as well.

8. Catherine Street

Mr. Nourse stated that Sheridan, Glen, Catherine Street I/I project is out to bid and bids will open on June 12, 2014. He stated that the plan is to start work this construction season and he stated this is a large project in some very tight areas.

9. WTP Upgrades

Mr. Nourse stated that the WTP Upgrades Project is out to bid with a bid opening of June 5, 2014. Mr. Nourse also stated that he would be starting the interview process for candidates for the WTP Chief Operator position in the next week. Councilor Gray asked if we had educated and qualified in house staff. Mr. Nourse stated there is one in house candidate.

10. Other

Pine Street Sink Hole – Councilor Walker inquired about the status of sink hole on Pine Street. Mr. Nourse stated that it will be fixed by Northeast Earth Mechanics. He stated this project is still in the warrantee phase and the City Engineer will work with them to get the sink hole fixed. This led to a discussion about cutting into newly paved roads and infrared technology. The discussion then went to the City owned infrared machine. Mr. Nourse stated that he and his staff were not happy with the equipments performance and the length of time that the product produced lasts. He stated that it doesn't last long before crumbling and falling apart. Mr. Nourse stated that the department appreciates that this is not the information the Committee would like to hear, but stated that the machine was not being used often for very specific reasons. The Committee asked Mr. Nourse to look into it and to meet with the supplier of the equipment to see if there were issues that could be resolved or if the equipment just does not do what the City had hoped for.

New Rt 125 Pump Station – Chairman Torr asked the status of pump station project. Mr. Nourse stated that this project is Grant and SRF funded. He stated that it has been out to bid and the necessary

supplemental appropriation has been completed. He stated that we are now waiting on the final easement documentation. The City is unable to get the authorization from NHDES to proceed until the easement is in place. Once that is completed we can award the project and get moving.

Granite State Business Park Maintenance – Councilor Varney asked if the DPW is mowing now and if they have been keeping track of all expenses regarding plowing and pump stations. Mr. Nourse stated he was in the process of putting together those figures for the finance office.

North Main Street – RT11 Plowing and Maintenance – Chairman Torr asked when the City is scheduled to start maintaining that road per the new agreement with NHDOT. Mr. Nourse stated that it would be this next season on January 2, 2015. There was a short discussion about road width the difficulties to plow and the turning of vehicles up on Route 11.

EDA Grant Project – Councilor Varney asked the status of the project. Mr. Fitzpatrick stated that they are awaiting a signed agreement from Market Basket, and then staff will be coming back for discussion regarding funding the remainder of the project. Councilor Walker stated if the City has to fund the remainder then he would like to see exactions placed on any future business that goes into the Crossroads Business Park and wants to tie into the sewer.

Chamberlain Street – Mr. Nourse stated that last month the Committee had discussed the deep ditches on Chamberlain Street. Mr. Nourse stated that the ditches were recently re-established by request of the residents. Mr. Nourse stated that he has seen similar ditches throughout the City and they are not significantly different. Councilor Keans stated that the ditches out on the Lowell Street extension were far worse and they quickly filled in. Councilor Varney stated that if we are going to pave Chamberlain then we should work with the school to see if a better traffic pattern can be established. He stated we have done this at other school areas and that safety during drop off and pick up should be considered.

City Hall Annex – Councilor Kittridge asked about the City Hall Annex project. Mr. Nourse stated that the City had contracted with the Oak Point Associates for the initial study and conceptual designs. He stated that they have been in to assess the building and that they have started interviews with City staff. Mr. Fitzpatrick stated that this study will be the final determination regarding the future use of the current building v.s. demolition and re-construction.

Cocheco Bridge – There was a brief discussion regarding downtown traffic congestion. Chairman Torr asked the Committee if it was time to re visit the additional Bridge across the Cocheco. He stated several years ago the Council looked at an additional bridge that would cross the Cocheco in the St. James Street area. He stated that it was to come in from North Main Street in the area that now has a CVS. There was discussion regarding a possible easement that may be in place and the study that was completed back in 2006 or 2007. Councilor Keans stated that the residents of that area were strongly opposed to having that road

and bridge in that area. The Committee asked Mr. Nourse to look for any study and easement information that he could find regarding the discussed bridge.

***Councilor Walker made a motion for adjournment at 8:15PM.
Councilor Hamann seconded the motion. The motion passed
unanimously.***

Minutes respectfully submitted by Lisa Clark, Rochester DPW Office Manager