

Public Works and Buildings Committee

January 15, 2015

Council Chambers

7PM

MEMBERS PRESENT

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor David Walker

Councilor Donald Hamann

OTHERS PRESENT

Mayor TJ Jean

Councilor James Gray

Dan Fitzpatrick, City Manager

Peter Nourse, PE - DPW Director

Jennifer Hale, PE Tighe & Bond Engineers

David Cedarholm, PE Tighe & Bond Engineers

MINUTES

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

1. Approve minutes from December 18, 2014 meeting -

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

Mayor Jean motioned to accept minutes as presented for the December 18, 2014 Meeting. The motion was seconded by Councilor Walker. The Motion passed unanimously.

2. Public Input

No public input.

3. Franklin Street Sidewalks

Mr. Nourse stated there is approximately 3200 feet of sidewalk on the Franklin Street that is part of the I/I project. He stated that cost for concrete would be approximately \$30,000 more than asphalt and he requested that the committee give a recommendation on this in order to complete the design. There was a discussion regarding the area. Councilor Torr asked if the sidewalks are on both sides. Mr. Nourse stated that they will be on one side, the north side of the street. Councilor Keans stated that it would be worth the additional

\$30,000 as they would last much longer than the asphalt.

Councilor Varney made a motioned to recommend that the full Council approve the installation of concrete sidewalks for Franklin Street. Councilor Keans seconded the motion. The motion passed unanimously. .

4. EDA Salmon Falls Road Project

Mr. Nourse stated the design is on schedule and that the plan is to use the sewer design option that involves cutting across Kodia Court in order to provide Market Basket with the sewer at a depth that will allow them to run gravity to the city main instead of pumping. Mr. Nourse stated that they have agreed to an additional \$50,000 dollars in contributions. Mr. Nourse stated that this plan could cost the City an additional \$500,000 plus or minus and that he would keep the Council informed as the project moves along. He expects that when the bids are opened supplemental funding may be necessary.

5. Columbus Avenue / China Palace Parking Lot extension

Mr. Nourse stated that he has asked Tighe and Bond Engineers for a cost estimate to build the parking lot extension requested by the China Palace. He stated that the estimate was \$117,000. Councilor Varney stated that when this parking lot was proposed previously it was determined that the property was too narrow to accommodate the additional spaces. Councilor Walker asked how much money the China Palace is willing to contribute. Mr. Nourse stated that he has been told 50%. Councilor Varney suggested that the abutters be notified of project proposed and he further suggested a written commitment letter from the owners of the China Palace be obtained. Mr. Nourse suggested that the China Palace start by paying the design cost. Mr. Fitzpatrick agreed that this would be a good idea. Councilor Keans asked if the Service Credit Union had to pay for the parking lot on the other end of Columbus Avenue. She stated that this business should be given the same considerations at they were. Councilor Varney suggested keeping this in committee and notifying the abutters that there will be discussion at the next Public Work Committee Meeting if they were interested in attending.

6. Milton Road Corridor Study

Mr. Nourse stated that the corridor study is not yet completed. He stated that he is waiting on some additional traffic data from the Police Department. He further stated that it has been updated to reflect the concerns that were raised at the last presentation. Mrs. Hale from Tighe & Bond Engineers stated that the additional traffic counts have been completed. Mr. Nourse stated that the intersection improvement projects for the Flat Rock Ridge Road intersection and the Salmon Falls Road intersection have been put in the proposed FY 2016 CIP for the Council to consider for funding.

7. Wakefield Street Reconstruction Project

Mr. Nourse stated that this project is to reconstruct Wakefield Street from Union Street to the Chestnut Hill Road connector. Mr. Nourse introduced David Cedarholm from Tighe and Bond Engineers. Mrs. Hale and Mr. Cedarholm gave a brief description of the project. They stated that the project is approximately a ½ mile area and that it includes water, sewer, roadway, drainage and streetscape elements. Mrs. Hale stated that they have determined the existing conditions underground and the most significant items to note are as follows. The pavement has been found to be as deep as 12 inches in some areas. There are several utilities underground including a concrete drain line, several water and sewer lines. She stated that previous projects done in the area were supposed to tie services into the new mains and they did not. Mrs. Hale stated that some sections have water lines are approaching 100 years of age. Mr. Cedarholm stated that drainage and curbing would be re-established and parking would be on one side of the road in some areas and on both sides in other areas. Councilor Torr asked if there would be any curbed “bump outs”. Mr. Cedarholm stated there were not. There was discussion regarding the location of the Crosswalk at the intersection of Columbus Avenue. Councilor Gray stated that he would like to see the crosswalk moved to the south side of the intersection. Councilor Keans stated that the issue of concern would likely be corrected with the updated signals and pedestrian crossing equipment. Councilor Keans stated that in the area of Union to Columbus, the businesses on the left hand side of the road as you are leaving town have parking in the rear of those businesses. She stated that roadside parking is needed on the right side of the road. Councilor Walker asked for a total project cost estimate. Mrs. Hale suggested 3.6 million plus construction admin. Mr. Fitzpatrick asked the engineers if they could give a rough estimate as to how much of the project would be water, sewer and highway. Mrs. Hale suggested two-thirds of the project would be highway. There was discussion about continuation of the downtown lighting through this area. Councilor Keans stated that those lights might not provide enough lighting. Mrs. Hales suggested that they could to be used in conjunction with the existing cobra head lights. That way it would make the impression of extending the walking area from downtown, but continue to be well lit. Councilor Varney asked how the design budget was doing. Mr. Nourse stated that currently the project is within budget and that he has added this project in to the proposed FY2016 CIP for construction funding consideration. Councilor Varney asked if there were traffic counts for this area. Mrs. Hale stated that there are and she would provide them for the councilors.

8. Fieldstone Village Meters

Mr. Nourse stated that Underwood Engineers had been asked to look into the metering situation at Fieldstone Village. He stated this is a privately owned cooperative mobile home park off from Eastern Avenue. He stated that the State of NH had sent a letter to the City a few years back stating that the City is required to meter this Mobil home park. Councilor Torr asked how many homes were in the park. Mr. Nourse stated

approximately 100 homes and that this association is paying flat rate water and sewer for each of them. He stated that it is likely when the park is metered properly we will find that they have been paying significantly more than what they would have if they had been metered. He believes that the City will be receiving as much as 30 to 50 thousand dollars less annually. He then introduced Underwood Engineers, Keith Pratt and Michael Unger. Mr. Pratt stated that he is the president of the company and he has come along to meet the Committee but he will have Mr. Unger the project manager discuss their findings. Mr. Unger stated that with help from the City staff they had done extensive investigation into the area and that they believe that all of the streets and approximately 12 to 16 homes on Village Lane are all tied into the two directional 10 inch main that flows from Eastern Avenue through the park and cross country to the Lilac Mall. Mr. Unger stated that there is an 8 inch main that comes in from Eastern Ave but it appears to terminate just inside the park. Councilor Keans asked how can they be sure that nothing is tied into that line. Mr. Unger stated that the City staff turned the gate off a few months ago and nobody had any problems with low pressure or lack of water. Mr. Unger stated that he has looked at several options for metering the water. One option was to put in a master meter at each street entrance (4) and each of the homes that are tied directly to the main (14) and then they would receive 18 invoices each month, or one totaling all meters. He further stated that an option also explored putting in a meter at each individual home, but that wouldn't solve the issue of metering for leaks which is the State of NH's concern. Mr. Unger stated that they had also looked into the installation for a mag meter that would measure two directional flows on that 10 inch main, but stated it was ruled out as the margin of error with these meters could result in significant over charges and undercharges. Mr. Unger stated that the option they would recommend would be to install a new parallel water main from Eastern Avenue through the park and tie it into the cross country line. He suggested that the section that has all of the streets and homes tied into it could then be isolated and a master meter could be installed that would meter the parks consumption. Councilor Varney asked the cost of this option. Mr. Unger stated that costs could run from \$287,000 to \$367,000. Mr. Nourse stated that he had discussed the project with a local contractor and if done as a design build project it might be completed for \$275,000. There was discussion of how Fieldstone Village might participate in the cost of the water main project. Mr. Nourse stated that with the fees they are currently paying they are unable to fund much of this. Mr. Nourse stated that he has remaining funds and he has put the project into the proposed FY2016 CIP. Councilor Varney liked the idea of having the Co-op fund some of the cost with the monthly savings for a time period to be determined and set up in advance with a written agreement. He suggested that the City attempt to negotiate something with the park.

9. Strafford Square

Mr. Nourse stated that he is still awaiting NHDOT approval of the FST Engineering

contract. He stated that he is frustrated with the length of time that it takes to get approvals from the state at each step of the way. Mr. Nourse stated that his plan is to use calendar year 2015 to accomplish utility relocations and demolishing the 2-4 Walnut Street building. He stated that he has put the Twombly Street intersection (Walnut & North Main) into the FY2016 proposed CIP. Mr. Nourse stated that this needs to be done in advance and separately from the Strafford Square project. He stated if we incorporated it into the project it would set us back so far in the process because the area would then have to go through historical and environmental reviews that we have already completed. Councilor Varney stated that he would like the culvert area of Twombly Street addressed when the intersection work happens. Mr. Nourse stated that it would be addressed.

10. Other

Roadway vs. City Buildings – Chairman Torr stated that he believes it is time we took a break from all of the roadway and sewer I/I projects. He stated its time to get the City Buildings up to today's standards. He mention City Hall and he stated that it is time for a new Public Works facility. Councilor Torr stated that putting off some projects a few more years in order to due do what is right with the buildings would not make that big of a difference. Mr. Nourse stated that he has also put the new DPW into the proposed FY2016 budget. He stated that he has proposed it as a 24 million dollar project. 1/3 each from the Water, Sewer and highway funds. Councilor Torr asked if that was an accurate estimate. Mr. Nourse stated that several years ago Dover had built a shell for 16 million dollars and then spent another 10 million equipping it. He stated that he thinks 24 million dollars would complete it. Councilor Varney suggested that this is a discussion to be considered during the budget process.

Backflow Prevention Devices – Councilor Varney stated that the State legislature has a bill in the process that would significantly reduce the testing requirements required as part of the backflow program. Mr. Nourse stated that he had read it and he believes that the City should take a position in opposition to the bill.

Downtown Christmas Decorating / Removal – Councilor Varney stated that he had received a call from a constituent thanking the City Staff for working the frigid conditions to remove the decorations downtown. Councilor Keans requested that in future years the tree and decorations stay up until after January 7th. Councilor Torr asked if there was a possibility of planting a tree downtown that could stay up all year and be decorated for the season annually. He suggested replanting every time the tree got to a significant height of 25 feet or so. The Committee and the City Manager thought it was a good idea. The DPW staff will look into the ability to plant there as there may be problems with underground utilities.

Councilor Walker made a motion for adjournment at 8:53PM. Councilor Hamann seconded the motion. The motioned passed unanimously.

Minutes respectfully submitted by Lisa J. Clark, Office Manager Rochester DPW.