

## **Public Works and Buildings Committee**

**October 19, 2017**

**Council Chambers**

### **MEMBERS PRESENT**

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor Donald Hamann

Councilor Thomas Willis

### **OTHERS PRESENT**

Councilor James Gray

Blaine Cox, Deputy City Manager

Peter C. Nourse PE, Director of City Service

Nel Sylvain, Planning Board Chairman

Julian Long, Grant Manager

### **MINUTES**

Chairman Torr called the Public Works and Buildings Committee to order at 7:10 PM.

**1. Approve minutes from the September 21, 2017 Public Works & Buildings Meeting.**

Chairman Torr requested comments or a recommendation on last month's meeting.

*Councilor Willis made a motion to accept minutes as presented for the September 21, 2017 Public Works Committee meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.*

**2. Public Input** – There was no public input.

- 3. Chesley Hill Road –Sidewalk /Wooded Walking Path** – Mr. Nourse stated that this item had been referred to the Committee. He stated that the“serpentine” sidewalk proposed by the developer of the residential subdivision on Chesley Hill Road / Donald Street has been accepted by planning board. Mr. Nourse stated that he has reviewed the plans for this paved walkway which is part of the Birch Ponds Development. Mr. Nourse stated that this has been approved as a bituminous paved walkway that is approximately 800 feet long and runs through a wooded area that is a City owned right of way, or as it shows on a map, a paper street that connects the end of Norman Street to Donald Street. He stated that it is proposed as a 5' wide path and it is at an approximate 8% grade. He stated it runs in a serpentine fashion from Donald Street to Norman Street. Mr. Nourse stated that he believes that it is too narrow for City maintenance vehicles and he has concerns for drainage at the top which is a natural cut. Mr. Nourse stated that he had spoke to the construction contractor, Tom Severino. Mr. Nourse stated that Mr. Severino designed this as a cost effective alternative for the developer to meet the planning board's goal of having connectivity for city sidewalks. Mr. Severino had explained to Mr.

Nourse that he had built a similar stone dust path in a development in Statham that was popular. Mr. Nourse explained that Mr. Severino stated that it was a stone dust path built in a serpentine design solely for aesthetics. Mr. Nourse read parts of a letter received from the police department expressing their concerns with the walkway. Mr. Nourse stated that the Deputy Police Chief had sent over the letter for him to let the Committee know how their department viewed this proposal. Mr. Nourse read portions of letter out loud. The letter stated concerns for safety due to the remote location and not enough proposed illumination. Mr. Nourse paraphrased the letter stating that the Police Department (PD) is pleased that the developer realizes the need for the sidewalk connectivity, but the PD believes this path would not make the potential users feel safe. Mr. Nourse paraphrased that the PD believes that as the public will not feel safe on the wooded path they would likely walk Chesley Hill Road where there are homes, lighting and traffic giving them a safe feeling yet putting them on the shoulder of a road without sidewalks. Councilor Willis explained that the Planning Board is working to set the standards for connectivity of newly built sidewalks within developments. He stated that there were three options for running the sidewalk from this development to the area of Route 125 and connecting to the Gonic Main Street sidewalk. Councilor Willis stated that it is an approximate 9% grade on this roadway, which is steeper than advised for a sidewalk. He stated that this was the major impediment to the sidewalk connectivity. He stated that there is known ledge coming down the west side of the hill which makes it cost prohibitive for the developer to run the sidewalk on that side of the street. Councilor Willis stated that in order to run the sidewalk down the east side of the street it would be necessary to remove many of the trees which would change the landscape dramatically. This option was ruled out because of the trees. Councilor Willis stated that the proposal of the paved wooded path was cost effective and the least intrusive to the character of the area for this 52 lot subdivision. Councilor Willis stated that staff had informed the Planning Board that they did not support the option, but the Board did approve it against their recommendations due to the connectivity goal of the board and the natural landform conditions prohibiting a Chesley Hill Road sidewalk. Councilor Willis stated that the Planning Board believed they needed the City Council to make the decision to allow the construction on the City owned right of way. Councilor Willis stated the 3 options as they see it now are to one; let the serpentine sidewalk be built and be maintained by the City Staff, two; straighten it out and make it a 10% grade through the same path, and the third option that was proposed by the developer was to donate the estimated cost to build the sidewalk to the City to be used for connectivity at a later date. The sidewalk could be added on Chesley Hill Road as preferred by staff at a later date. There was discussion of a parcel of land owned by the same developer that will likely be developed at a later date either as another phase of this development or if sold it, could be developed by someone else. This parcel discussed would connect Ramsey Drive to the the Birch Ponds development with a sidewalk down Ramsey Drive. If the sidewalk was built through this

area, there would not be the steep grade to contend with.

Councilor Varney asked if the lighting of the pathway was discussed at the Planning Board. Nel Sylvain, Chairman of the Planning Board, stated that he was unsure of the lighting discussed. Councilor Varney asked if the developer, if required, would install the appropriate lighting for safety. Mr. Sylvain stated that he believes the developer would do that. Councilor Varney asked if the Planning Board was expecting a recommendation tonight from this Committee. Mr. Sylvain stated that the Planning Board was aware that the construction of this serpentine sidewalk on City property against staff recommendations should be approved by the City Council. Councilor Keans asked about conflicts with ADA compliance. Councilor Willis stated that all of the proposals conflict with ADA compliance. He stated that the natural grade in this area is too steep for ADA compliance unless there were an elaborate ramp system designed for it and he estimated that would cost more than a million dollars. He stated that he did not remember the exact grade for ADA compliant sidewalks but estimated that it would be no steeper than 5 to 7%. Councilor Hamann stated there are 3 parcels along that wooded area and asked how much of the right of way would be taken up by the walkway. Councilor Willis stated they would be using all of it. Councilor Varney asked what width the DPW would need for sidewalk tractor maneuvering and retrieval in the event of a breakdown. Mr. Nourse stated minimally 7ft. Councilor Gray suggested gravel shoulders and the 5 foot paved center giving the DPW the width they need. Councilor Willis suggested 6 feet of pavement with 1.5 feet of graveled shoulders. Mr. Sylvain suggested setting up a meeting with the developer's representative, Jim Campbell from the Planning Department, himself and Mr. Nourse. He stated they could determine the lighting and the pathway width. Councilor Varney and the Committee agreed with Mr. Sylvain on having the meeting and stated that if they were able to come to an agreement on the path width, pavement width, drainage and lighting concerns then they did not need to come back to the Committee. This approval could be added to the City Council Agenda when an agreement has been reached. Councilor Gray stated that if there are issues outside of that scope, the issue would need to come back to this Committee.

4. **DPW Vehicle Purchases** – Mr. Nourse stated that it was his understanding that there were two vehicles cut at the department level in the FY2018 budgeting process in order to fund the purchase of the new 10 wheeler. He stated that the department's water, sewer and highway CIP's have a surplus sufficient enough for the purchase of these two vehicles and he wanted to let the City Councilors know that if there are no objections he is going to proceed with the replacements of DPW Vehicle #87 Which is a 2008 Colorado and DPW Vehicle #31 which is a 2005 Trail Blazer. Mr. Nourse stated that he will be replacing both of these vehicles with full size pickups. Councilor Varney asked which funds would be participating in the purchase and would these be cash funded. Mr. Nourse stated that the funds would be 1/3 each Water, Sewer and Highway CIP and yes the vehicle account is funded with "cash". Chairman Torr asked if this needed full City

Council approval. Mr. Nourse and Councilor Varney agreed that it did not need approval but that the full Council should be made aware.

5. **Milton Road Sidewalk Donation** – Mr. Nourse stated that there is a new 40 unit residential development at 15 Norway Plains Road that as a condition of their Planning Board approval has been asked to make a \$5,000 donation to Milton Road sidewalk improvements. Mr. Nourse stated that the previous development off Norway Plains Road had paid for a sidewalk running from Norway Plains Road south to the light at the Lilac Mall. He stated that they had also had a crosswalk painted across the roadway. Mr. Nourse stated that without a signal at the intersection it would be very hazardous to use this crosswalk. Mr. Nourse stated that staff has sought out a quote from our traffic light maintenance vendor to have a pedestrian crossing button & traffic signal phase installed to the current traffic signal at the crosswalk across from the Lilac Mall. Mr. Nourse stated that the developer has sent the check for \$5,000 and the full City Council will need to accept those funds and make the funds available to City staff to improve the sidewalk access on Milton Road. Councilor Varney stated that the crosswalk leads to a grassy knoll which is also unsafe. Mr. Nourse stated that he is aware of that and that staff is going to work with the Lilac Mall to fix that as well if possible.

*Councilor Varney made motioned to recommend that the full City Council accept the \$5,000 donation from the developer and to have the finance department set up the expense account necessary for the DPW to have access to expend and put in the pedestrian crossing call buttons. Councilor Hamann seconded the motion. The motion passed unanimously.*

6. **Dewey Street Pedestrian Bridge** – Mr. Nourse stated that the bridge is on schedule to be completed prior to Thanksgiving. He stated he had been contacted this week by David Walton who is a Rochester resident interested in using a portion of the old bridge to build a commemorative display in the area. He stated that Mr. Walton is welder by trade and that he has lived in Rochester and had used the old foot bridge in his youth to get to school every day. Mr. Nourse stated that Mr. Walton had wanted to build a decorative arch type structure on the Hanson Pines side of the new bridge. Mr. Nourse said he had checked in with the Hanson Pines trustees and they had voted unanimously against the structure. The trustees stated that this would not be in keeping with Hanson Pines Trust document. Mr. Nourse stated that he had approached the contractor for the project about setting aside a portion of the structure for this use and had determined there would be a cost impact. He stated that the contractor estimated a \$4,250 expense to the City in order to facilitate the cost of the crane to move the structure and the reduction of the contractors scrap value for the materials. Councilor Gray asked if there was room on the Dewey Street side of the bridge. Mr. Nourse stated he was unsure. Mr. Nourse stated he needed to know if the City Council was interested in the idea as soon as possible as the scrap is due to be removed within the next week. Mr. Nourse made the Committee aware that there are not sufficient funds available to bare the additional expenses. Councilor Varney

stated that he did not support spending City funds on the project. Councilor Keans stated that she would like the issue to be discussed at the next full City Council Meeting. Councilor Willis asked if it was too late as the work is supposed to happen prior to the next City Council Meeting. Mr. Nourse stated that he would meet and discuss with the contractor tomorrow. Council Gray stated that if there are no funds available for the crane work and the scrap value then the City Council would have to discuss appropriating the funds. Councilor Gray stated that it seemed too late to have this discussion. Councilor Keans stated again that it should be discussed at the Council meeting. Councilor Varney stated that they could discuss it but he would not support spending any City funds on this.

***Chairman Torr made a motion for this to be discussed at the full City Council Meeting on November 8, 2017. Councilor Keans seconded the motion. The motion passed unanimously.***

7. **Franklin / Western Ave. Project 319 Grant** – Mr. Nourse stated that there was a \$120,000 NHDES Grant to fund rain gardens and an infiltration station within the project. He stated that as part of the Grant procedure NHDES would like to have a ribbon cutting ceremony prior to the end of this calendar year. He stated that he would let the Council know when that ceremony will be held. Chairman Torr asked if we had received any additional complaints from the property owner next to the pump station. Mr. Nourse stated that the arborvitaes had been planted and we have not had any noise or odor complaints. Councilor Varney asked if paving would be happening in the project area soon. Mr. Nourse stated that he understood that paving would be happening within the next week on Western Ave and the numbered streets.

#### **8. Project Updates**

**Colonial Pines** – Mr. Nourse stated that about a month ago the 42 inch casing pipe that SUR Construction was running under the turnpike got stuck. He stated that it was very dense silt type that was holding it up. Mr. Nourse stated that we had regrouped and decided to advance with 24 inch casing inside of the 42. Mr. Nourse stated the 24" casing was ordered and they started hammering again today and are now moving at about 20' and hour and they expect to be all of the way across tomorrow. Mr. Nourse stated he also wanted to discuss the Colonial Pine Survey results. He stated that 253 surveys had gone out to the neighborhood with approximately 165 coming back. He stated that this was about 65% of the neighborhood that responded. Mr. Nourse stated that of those that responded about 75% of them are interested in tying into the sewer. Based on the survey results he suggested entering the neighborhood through Juniper first, proceeding up to Hillside and then Tingley Street. He stated they would tie in the cross streets as they went along and perhaps Meadow Lane to the north. Councilor Varney suggested that the neighborhood would need to be notified of the ordinance change to mandatory tie in to the system.

**Salmon Falls Sewer Repair** – Mr. Nourse stated staff is working on finalizing the bid

documents. He stated that this project is to repair approximately 2800 feet of existing asbestos sewer pipe along the Salmon Falls Road. Mr. Nourse stated that there are also 10 manholes that need to be repaired as well. Mr. Nourse stated that we will be using the cured in place lining technology and this repair will connect good pipe to good pipe eliminating a line in poor condition.

**Olde Farm Lane Lighting Project** – Mr. Nourse stated that this bid for work is out. There was a mandatory walk through of the project and there were two reputable companies that attended and plan on bidding.

**Hydrant Flushing** – Mr. Nourse stated that the Utilities and WTP personnel are working on aggressive uni-directional flushing this season and it seems to be working really well. We are also excising valves which help with routine maintenance. Councilor Willis stated that staff should be working with private water systems, such as unaccepted City Streets and mobile home parks, to encourage the flushing of those streets in conjunction with our flushing. Mr. Nourse stated that he believed City Staff already coordinates those efforts, but he would check into it and get back to the Committee.

**Strafford Square** – Mr. Nourse stated that the project continues to proceed. He stated that prior to constructing the roundabout we need to execute a contract for the utility work. He stated that the City is having some difficulty communicating with Fairpoint but the current plan is to get the utility work completed in the 2018 construction season and the roundabout completed in the 2019 season. Mr. Nourse stated that currently we are expecting \$560K for construction from Federal Funds through NHDOT. He stated that NHDOT is looking into possibly increasing the contribution. Councilor Keans suggested that Mr. Nourse check in with the State of NH to be sure the funds will still be available in 2019 and that none of the State of NH cuts will impact this project.

9. **Other**

**Tennis Court Lighting Project** – Chairman Torr asked when that project was going to happen. Mr. Nourse stated that it is planned for the spring and will be done with in conjunction with the Community Center Lights that need to be put up.

**RT. 11 Cocheco Estates Public Safety Concern** – Councilor Gray stated that the Public Safety Committee had a large number of residents from Cocheco Estates come to the meeting to voice their concerns for safety at their location on Rt. 11. He said that staff would write a letter to the State of NH to look at the timing of the lights on the bridge over the Spaulding Turnpike. Councilor Gray stated that the residents realize a left turn is now nearly impossible during peak hours, but they are looking to slow traffic giving them more opportunity to turn right. Councilor Willis stated that widening this road to 5 lanes should be the highest priority for the City. He suggested that the City become active in championing this cause as the area is only going to get busier. Councilor Varney suggested the use of TIF Funds and building the light in advance of developer agreement.

**DPW Facility** – Councilor Varney asked the status of the new facility project. Mr.

Nourse stated that the basic conceptual plan has been completed and that currently he is working with the consultant to come up with design build bid documents. He stated that the bid will be for a building that can be dropped on any site. He is not in favor of building on the current DPW site as it would require building in segments that will not give the building a uniform construction; it will have an odd footprint. He also stated concerns for subsurface conditions. Mr. Nourse stated that we will continue to work on bid documents while looking for another suitable location for it to be placed. Mr. Nourse stated that this building is going to be around a long time and he would like to do it right with enough space for future needs.

**Water Billing – Cemeteries** – Mr. Nourse stated that the billing office had noticed a discrepancy in billing practices in regards to cemeteries. He stated there are 3 that are on City water and all need to be billed for water use. Mr. Nourse stated that 2 of the 3 have not been billed for usage and unless the Committee members are aware of an agreement that we are not, we will be putting them on notice that they will be billed beginning next season. None of the Committee members knew of a reason for the billing exceptions and they approved uniform billing for all.

**Non Public -**

*Councilor Willis made a motion to go into non public session, citing RSA 91-A:3,II (c ) Matters which if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. The motion was seconded by Councilor Varney. There was a roll call vote:*

*Chairman Torr – Yes*

*Councilor Varney – Yes*

*Councilor Keans – Yes*

*Councilor Hamann – Yes*

*Councilor Willis – Yes*

Entered Non Public Session at 8:45PM

Public Session Reconvened at 8:51 PM

*Councilor Willis made a motion to reconvene and to seal the minutes of the Non-Public Session indefinitely as it may adversely impact the reputation of any person other than a member of this board. Councilor Hamann seconded the motion. There was a roll call vote:*

*Chairman Torr – Yes*

*Councilor Varney – Yes*

*Councilor Keans – Yes*

*Councilor Hamann – Yes*

*Councilor Willis – Yes*

*Councilor Willis made a motion to adjourn at 8:52. Councilor Hamann seconded the motion. The motion passed unanimously.*

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Administration and Utility Billing Supervisor.