

Public Works and Buildings Committee

April 19, 2018

Council Chambers

MEMBERS PRESENT

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor David Walker

Councilor Geoffrey Hamann

OTHERS PRESENT

Blaine Cox, Deputy City Manager

Peter C. Nourse PE, Director of City Service

Daniel Camara, GIS / Asset Management

MINUTES

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

1. Approve minutes from the March 15, 2018 Public Works & Building Meeting.

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

Councilor Walker made a motion to accept minutes as presented for the March 15, 2018 Public Works Committee meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.

2. Public Input – None

3. Project Updates

Whitehouse Road – Mr. Nourse stated that Unitil has begun work on Whitehouse Road and it is expected that they will finish their work in early June. Mr. Nourse stated the City's contractor will then move in and do the road work associated with reducing hills in an effort to improve the vertical line of sight on the road. He stated that once that is completed the road would be paved. Councilor Keans stated she had received a call regarding Unitil's use of Champlin Ridge Road for staging and trucks. Mr. Nourse stated that City Staff has addressed the issue and Unitil has been instructed to make all necessary repairs in the area.

Franklin Street – Mr. Nourse stated that the contractor has resumed work this past week and this project will be wrapping up with Substantial Completion on or before August 24 and full Completion by September 26th. Mr. Nourse explained that they will be running two crews to meet these deadlines. Councilor Varney asked if Franklin Street would be paved up to Chamberlain. Mr. Nourse stated that it would. Councilor Walker mentioned that the developer of Jeremiah Lane has made a \$115,000 contribution for sidewalks on

Franklin, from Chamberlain Street to Portland Street. He asked if the department would be able to get those sidewalks completed this year. Mr. Nourse stated he was unaware of the contribution but he would check into it and get back to the Committee.

Granite Ridge Phase 1 – Mr. Nourse stated that he wanted to report to the Committee about the discussion held with the developer at a recent meeting. Mr. Nourse stated that the discussion was about the delineation of ownership and maintenance for the utilities infrastructure within Phase 1. He stated that some of the utilities are shared structures, some are on private property and some are on the City owned right of way and roadway. Mr. Nourse stated that the maintenance will be based on where it is located whether on private or public property. The City will maintain everything within the right of way and the roadway. He also said the developers stated that they prefer to perform all winter maintenance on the roundabout area. Councilor Walker asked how damage repairs in the roundabout would be handled. Mr. Nourse stated that an agreement would need to be drawn up and the damage repairs would be part of the discussion and agreement. He stated that these discussions were very amicable and that he would keep the Committee informed.

Rt125 Pedestrian Bridge – Mr. Nourse stated that the guardrail and sidewalk project has started up and that the guardrail was put in place today. He stated that the handrails and sidewalks would be completed over the next several weeks.

4. **Academy Street** – Mr. Nourse stated that at last month's meeting of this Committee we had a property owner from Academy Street speak about the poor pavement conditions. He stated that since that time City staff has done some pavement patching and cleanup on the street. Mr. Nourse agrees that the street is in poor condition and that the drainage is approximately 100 years old. He also stated that this street rebuild is included in the Woodman Street Project as a bid alternate. Councilor Varney asked how far along in design the Woodman Project was. Mr. Nourse stated that the Woodman Project was at approximately 75% design but the project is on hold per City Council request. Mr. Nourse stated that, as a standalone project Academy Street is approximately a million dollar project to complete both utilities and roadway, but there is a chance for better pricing if rolled into a bigger project. Mr. Nourse discussed the Pavement Conditions Index (PCI) and why Academy did not come up on the paving lists. He stated the street is too far gone. He stated that if it was beginning to deteriorate it might have shown up for some sort of treatment as the process is to keep good streets good by working on them prior to them getting this bad. Mr. Nourse stated that it might come up soon but he understood why it is not listed yet. There was a brief discussion about projects for this construction season and Councilor Varney stated that this should be discussed with the budget next month. Councilor Varney asked about the time frame for paving Wakefield Street and how long the overlay would last. Councilor Walker stated the timing was discussed at the Public Safety Committee meeting and that the work might be completed in June or July as night work in conjunction with the downtown resurfacing and painting.

Mr. Nourse stated that we expect that the pavement will last five years and he would get the schedule and report to the Councilors.

5. **City Hall Parking Lot Plan** – Mr. Nourse displayed proposed striping layouts on the overhead. There was a display of the existing parking plan with approximately one hundred and seven spaces, eleven being handicapped spaces. He stated that the Americans with Disabilities Act (ADA) requires 4% or one in twenty-five. The next display, option 1, showed the same overall layout with a reduction of handicapped spaces. This plan has one hundred and fourteen spaces, five of which are handicapped spaces. The next plan displayed, option 2, showed a change to the orientation of the parking lot with the parking lanes running the long length of the parking lot. This plan has one hundred and twenty spaces of which five are handicapped. Mr. Nourse stated that consideration has been made for school busses and tour busses and staff believes there will not be an issue. Councilor Keans asked if the parking of City vehicles against City Hall would be gone. Mr. Nourse said that area would need to be left open, City vehicles would have assigned spots. Councilor Walker asked how many employee spots are needed during the day. Mr. Nourse was unsure of that number and stated he would have to get back to the Committee with that information. Councilor Varney suggested bringing the plan to the City Council for support.

Councilor Hamann made a motion recommending option 2 showing the new parking lot configuration to be discussed and approved by the full City Council at the next Regular Meeting. Councilor Walker seconded the motion. The motion passed unanimously.

6. **DPW Study / New Building** – Mr. Nourse stated that Weston & Sampson Engineers is the consultant that was selected via RFQ for the design of the DPW Facility. He stated that they have built several facilities in Massachusetts and that they are arranging for a tour of 3-4 of those facilities. Mr. Nourse stated that they will be providing a bus and if any Councilors would like to participate, they just need to let him know. He will update the City Councilors with dates as soon as they are provided to us. Mr. Nourse also stated that he had been prepared to get the full Council's authority to proceed with the 58 Pickering Road site for the new facility. He summarized the property and the challenges that will be faced with the silt and clay for a sub-base. He stated that this site is also a hazardous waste site that the State of NH has been monitoring and mitigating. Mr. Nourse stated that the State of NH sees the DPW Facility as a good use for this land. Mr. Nourse stated that he was prepared to proceed with this until he was approached today on another site. He stated he had been approached about a site located at 209 Chestnut Hill Road. Mr. Nourse stated that he would like to tour this site. Councilor Walker stated that he would support looking at another site. Mr. Nourse stated he would tour the site soon.

7. Other

Library Carpet – Mr. Nourse stated that the Committee previously discussed the

Library Carpet Replacement Project that was previously funded as part of the FY18CIP. He stated that as the Library Director and the Trustees had requested, we looked into restoration of the hardwood floors and the Committee was in agreement to do so. Mr. Nourse said that City Staff lifted the existing carpets to determine the condition of the old hardwoods underneath and it is apparent that they had carpeted for good reason. He stated that the floorboards are not in repairable condition and he recommends proceeding with the carpet. Councilor Walker stated that we should go with Mr. Nourse's recommendation. Councilor Keans suggested that Mr. Nourse talk with the Trustees to let them know that he had looked into it and why the carpet was being replaced instead of the restoration. Mr. Nourse stated that this was his plan.

Commons Flag Pole – Mr. Nourse stated that there is a hardwood tree that continues to get tangled up in with the flags located next to it. He stated that the tree has been pruned often but it grows back quickly and causes the need for the flags to be replaced often due to wear and tearing. Mr. Nourse stated that staff would like to remove the tree and he was seeking Committee input on the issue. Councilor Keans was not in favor of removal and suggested pruning more often. Councilor Hamann suggested trimming it back significantly. Councilor Keans suggested an arborist and heavy pruning. Councilor Walker stated his preference was for keeping the tree.

Chelsey Hill Estates - Mr. Nourse stated that recently the developer and the City had come to an agreement of seventy-five thousand dollars for surety and an agreement on the work necessary for acceptance. Mr. Nourse stated that they had produced the missing compaction documents and they have been satisfactorily reviewed. He stated that the developer would like to get the street work completed and to have the road accepted by the City prior to next winter.

8. Non Public Per RSA 91-A:3,II(d)s –

Councilor Walker made a motion for Non-Public Session citing RSA91-A:3,II(d). The Motion was seconded by Councilor Hamann.

Roll Call Vote

Chairman Torr - Yes

Councilor Walker Yes

Councilor Varney - Yes

Councilor Hamann Yes

Councilor Keans - Yes

Entered Non Public at 7:47PM

Councilor Walker Motioned to leave Non Public Session and return to Public Session at 8:12PM.

The Motion was seconded by Councilor Hamann.

Roll Call Vote

Chairman Torr - Yes

Councilor Walker Yes

Councilor Varney - Yes

Councilor Hamann Yes

Councilor Keans – Yes

Councilor Walker made a motion to seal the minutes indefinitely.

Councilor Hamann seconded the motion.

Roll Call Vote

Vice Chairman Varney - Yes Councilor Walker Yes

Councilor Keans Yes Councilor Hamann Yes

Chairman Varney asked if there were any other items for the Committee. Seeing none;

Councilor Walker made a motion to adjourn at 8:13. Councilor Hamann seconded the motion. The motion passed unanimously.

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