

Public Works and Buildings Committee

**August 21, 2014
Council Chambers
7:00 PM**

MEMBERS PRESENT

Councilor Torr, Chairman
Councilor Ray Varney, Vice-Chairman
Councilor David Walker
Councilor Donald Hamann
Councilor Sandy Keans

OTHERS PRESENT

Mayor TJ Jean
Councilor James Gray
Councilor Jake Collins
Councilor Donna Bogan
Peter Nourse, Director DPW
Gretchen Young, Construction Engineer
Gary Pomerleau - #6 Old Tebbetts Road
Joseph Pomerleau - #2 Old Tebbetts Road

Minutes

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

1. Approve Minutes from July 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 July 17, 2014. The motion was seconded by Councilor Hamann. The motion passed unanimously.

- 2. Old Tebbetts Road Water Issue –** Mayor Jean summarized the issue as follows. He stated that Mr. Pomerleau called him regarding issues with his 50+ year well. Mayor Jean stated that Mr. Pomerleau had said that he had tested his well and that it tested extremely high for chlorides and sodium. Mayor Jean stated that Mr. Pomerleau had an artesian well drilled for himself and for his father and he is seeking reimbursement from the City for the cost of both drilled wells because he believes that the City's salting of the roads caused the problem with their shared well. Mayor Jean asked Mr. Pomerleau to speak. Mr. Pomerleau stated that his well had extremely high levels of chloride and sodium. He stated that Mike Dennis at the State of NH DOT has ruled out the State as having caused

any problems and he believes that the problem with his well was caused by the City of Rochester winter road salt maintenance. Mr. Pomerleau gave an extensive history of the shared dug well on his father's property at #2 Old Tebbetts Road (Joe Pomerleau). He stated that the previous well was dug in 1948 and was damaged by the blasting for the Spaulding Turnpike. He stated that the state did concede that the blasting may have caused the well to fail and that the State had contracted the City of Rochester to assist and a new well was dug around 1957. Mr. Pomerleau stated in 1959 his Grand parents built a home at #6 Old Tebbetts Road, which is adjacent to number #2 and ran a line from the well to the new house. It is approximately 150-200 feet away. Mr. Pomerleau stated for approximately fifty years they had no problems with water, it was plentiful and clean. Mr. Pomerleau stated the first time that there was an issue was in the spring of 2008. He stated that they noticed there was a taste of salt in the water and when tested there were high levels of sodium. He stated they pumped it out several times in order to flush the well and the salt water taste went away. He stated until this spring (2014) he has not had any additional problems. Chairman Torr asked the distance from the road to the well. Mr. Pomerleau stated it is approximately 25 feet. Councilor Varney asked Mr. Pomerleau if they had done any other testing since 2008. Mr. Pomerleau stated they had not. Chairman Torr asked if there were any other negative findings in the tests. Mr. Pomerleau stated that there was coliform found as well. Chairman Torr stated that he would not be in favor of reimbursing someone for a well that was probably long since needed. Chairman Torr stated that there is a City water main near enough to that property and asked why they had not tied into the City line. Mr. Pomerleau asked if he had done that would the City have allowed him to have free water. The Committee was in agreement that they would not be able to do that. Mr. Pomerleau stated that the City caused the problem with the well and that they City should pay for the solution. Chairman Torr stated that Mr. Pomerleau has gone about this the wrong way. Chairman Torr stated that Mr. Pomerleau should not have decided to drill wells and then expect the City to pay for them. Mr. Pomerleau stated that his well had issues and that DPW staff was not responsive. He stated that he did not want to wait for the City to figure out what to do, he wanted his family to have potable water. Mr. Nourse stated that it was untrue that the City was non responsive. He stated The City Engineer, Mike Bezanson, had gone to Mr. Pomerleau's house to meet with him. He stated that Mr. Bezanson has been talking with Mr. Dennis at the NHDOT and that Mr. Dennis has not acknowledged any responsibility for the well failure. Mr. Nourse stated that the City staff had met with Mr. Pomerleau in regards to tying into the City's water main. Mr. Pomerleau told staff he did not want have City water, or receive quarterly invoices for water. Mr. Nourse stated that Pomerleau has stated that he has been told that his issue does not meet the criteria for the State assisted Well Replacement Program. Councilor Keans stated that she thinks that should be looked into more

closely. Mayor Jean stated that he sympathized with the Pomerleau's situation, but does not recommend that the City reimburse them. Mayor Jean stated that it appears there were other routes to follow. Mayor Jean suggested that the City Staff continue to help the Pomerleau's seek State assistance. Councilor Keans stated that someone in authority at NHDOT and NHDES should be contacted.

Councilor Varney made a motion for the full council to direct the City Manager to contact the State of NH regarding the Well Replacement Program. Mayor Jean, seconded the motion. The motion passed unanimously.

3. **Public Input:** Norbert & Constance Hamann spoke to the committee regarding the drainage issues that have occurred on their property at 8 Plante Street. Councilor Varney stated that the Council is in the process of setting funding the work to be done and it should be fully funded at the September 2, 2014 Council meeting. Gretchen Young stated that she has been discussing the permitting issues with the State of NH and that she will be contacting the Hamann's soon to facilitate a meeting with State and DPW staff to determine the scope and schedule for the work to be completed.
4. **Dewey Street Pedestrian Bridge:** Mr. Nourse stated that the consultant has looked at the pedestrian bridge. He stated with just a cursory look the bridge appears safe. The Consultant estimated forty thousand dollar to do a full evaluation and a report with recommendations. Mr. Nourse stated that the department had put in bollard to keep ATV's and snow machines off the bridge. He stated they were removed as they were restricting handicapped access. Mr. Nourse stated he would be adding the bridge evaluation to the FY2016 CIP.
5. **GSBP Water** – Mr. Nourse distributed a memo from himself and a report from Wright Pierce engineers in support of the water main extension to the business park (**attached**). He stated that he is advocating for the water line extension down Whitehall Road to Shaw Drive and then cross country to the industrial park. Mr. Nourse stated that the looping of the system is required for fire flows and future expansion. He stated that he has concern was for safety of the businesses and the homes in the area in the event of a water main break or if the Rochester Hill tank is taken off line. Councilor Varney stated that he is concerned about the debt service and the cost to rate payers. He stated that the city should be trying to find alternate sources of funds for the project.

Councilor Varney made a motion that the full Council recommend that the City Manager direct staff to explore possible grants or local partnerships in regards to funding, and to direct the finance office to update the debt service numbers to include the expense. The motion

was seconded by Councilor Hamann. The motion passed unanimously.

6. **Utility Extension Policy** - Mr. Nourse stated that he had presented a difficult equation to the Committee last month and he has been exploring an alternate method to determine a policy for extending the water and sewer mains. He stated that the state RSA's that limit the amount of debt the City can incur may be use as a principle by which a utility extension policy comd be predicated on. Councilor Walker stated that as there are no absolutes regarding the construction costs how will this equation make it any easier. Mr. Nourse agreed with the Councilor. He stated that the construction cost will vary based on conditions. Mr. Nourse stated that he is looking for guidance to create the policy. Councilor Walker stated that it probably could not be written based on the variables. Councilor Varney stated that as the debt service fluctuates that will need to be taken into account each time it is considered.
7. **Police Department Front Entrance** – Mr. Nourse stated that his department had done repairs to the stairway at the Police Station. He stated that at the time he noted that the front entrance is unattractive porous and rough concrete and he would like to see a nice brick type veneer. Councilor Keans stated that is exactly like the Police Department wanted and she is not interested in fixing that. Mr. Nourse stated that he had obtained pricing to do this type of work but it more than could be added to the O&M budget. Councilor Walker suggested Mr. Nourse add it to the FY2016 CIP.
8. **Infrared Pavement Machine** – Mr. Nourse stated that Raytec came out to retrain staff on the use of the infrared machine. He stated that staff was operating it at higher temperatures than suggested in order to keep it from getting too hard over night. Raytec suggested that the high heat was what was causing the mix to be ruined. He stated that the machine is typically used in the colder months and it is useful for patches in parking lots. He stated there is a timer type switch that could be added so that the machine will heat up intermittently over night and that staff might to make better use of the machine. Councilor Keans and Councilor Torr suggested the use of hand tamps or rolls in order to complete pothole repairs when cold patching.
9. **Chamberlain Drainage Improvements** – Mr. Nourse stated that SUR and the City are working to get wetland permit in place and will be working to get the drainage repairs done in time for October paving.
10. **City Hall Annex** – Mr. Nourse stated that on August 19, 2014 the masonry expert was out at the site and the preliminary thoughts are that they mortar is in pretty good shape for the age of the building. The believe that the exterior would be salvageable.
11. **WWTP – Floating Wetlands** – Mr. Nourse stated that the one year pilot study at the WWTP has started. He presented pictures of the rolloff dumpsters (donated by WM) being used to facilitate the project. He stated

the pilot study is being conducted to use as a low cost method of reducing the nitrogen levels discharged to the Cocheco.

12. Other

City Hall Façade – Mr. Nourse stated that he had put a project to paint the City Hall Façade and front upper windows. He hopes to award and get that completed before winter. There was discussion regarding the current paint of raised letters. Mr. Nourse suggested gold. There were no objections to that color.

Stafford Square – Mr. Nourse stated he sent a letter to Rochester Housing Authority requesting the tenants in 2-4 Walnut Street be given notice to vacate. Councilor Keans asked about progress on the project. Mr. Nourse stated that new consultant has been selected. It is Fay, Spofford and Thorndike. He said NH DOT is going to be sending an approval letter for the selection and staff will be working toward negotiating the contract and the project schedule.

Community Development – Councilor Gray stated that the Community Development committee is putting together a proposal asking that bike lanes and share the road signs be painted on pavement in downtown.

Salmon Falls Road Shim paving – Councilor Varney commented that Brox had done a good job with the shimming of Salmon Falls Road. He stated that the intersection of Salmon Falls Road and Milton Road looked good too.

New DPW - Councilor Varney asked the progress of the DPW Facility Study. Mr. Nourse stated that they had looked at the City Concrete site off from Chestnut Hill Road as suggested by Councilor Torr. He stated it had been ruled out due to wetlands, well site proximately and lack of sewer to the area.

DPW Responsiveness – Councilor Collins stated that he has been please with the responsiveness of the DPW in general. He stated when work is requested the work is completed quickly and well.

Paving Brock Street – Councilor Walker stated that the manholes were raised too early. The cars were forced to navigate raised covers weeks in advance of actual paving.

Maple Street – Councilor Hamann stated he would like to no parking lines on Maple Street painted and he mentioned a pot hole at the end of the school yard near

Trinity Circle - Councilor Walker asked about the status of Trinity Circle Sub-division. Mr. Nourse stated that the Pump Station has been looked at and is all set now. The remaining amount that is available will be used to complete as much of the roadway work as possible.

Tailgate Spreader – Councilor Torr suggested that the DPW may consider purchasing a tailgate spreader to make graveling roadsides easier. Mr. Nourse stated he would look into the cost and get back to the Councilor.

Colonial Pines Subdivision Sewer – Councilor Keans asked if this project would be starting soon. Mr. Nourse stated that the consultant has

been issue the purchase order to proceed with evaluation and preliminary design.

Councilor Walker made a motion for adjournment at 9:01PM.

Councilor Hamann seconded the motion. The motion passed unanimously.

Minutes respectfully submitted by Lisa J. Clark, Rochester DPW