

**Public Works and Buildings Committee**

**December 19, 2014**

**Council Chambers**

**7PM**

**MEMBERS PRESENT**

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor David Walker

Councilor Donald Hamann

**MEMBERS ABSENT**

Councilor Ralph Torr – Chairman

**OTHERS PRESENT**

Councilor Jake Collins

Dan Fitzpatrick, City Manager

Peter Nourse, PE - DPW Director

Jennifer Hale, PE – Tighe & Bond Engineers

Bob Steele

Ralph Sanders, 2 Norman Street

**MINUTES**

The Vice Chairman, Councilor Varney called the Public Works and Buildings Committee to order at 7:00 PM.

**1. Approve minutes from November 20, 2014 meeting**

Councilor Varney requested a recommendation on last month's minutes.

*Councilor Walker motioned to accept minutes as presented for the November 20, 2014 Meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.*

**2. Public Input**

Mr. Sanders of #2 Norman Street addressed the Committee. Mr. Sanders thanked Mr. Nourse for the corrections made to accommodate the crosswalk at the intersection of Hancock and the Common. Mr. Sanders asked that Mr. Nourse go out and look at the culvert / bridge on Chesley Hill Road. He stated that this large culvert was installed after the floods that had washed out the road. He said there is an issue with the direction of the stream and the abutment that causes the water to pond and not move in the summer. He said this is a breeding ground for mosquitoes and he believes this can be fixed with minimal costs and effort. Mr. Nourse stated he would look at the issue.

**Columbus Ave - China Palace Parking Lot Agenda Item #7** Mr. Steele addressed the committee and stated that he was here to discuss agenda item #7. Vice Chair Varney asked if anyone objected to a moving this issue up on the agenda. There were no objections. Mr. Steele stated that he was asked by Mrs. Goon, the owner of the China Palace Restaurant, to advocate for her. Mr. Steele stated that this restaurant is a long time business in the City. He stated that several years ago Mrs. Goon approached the City with a parking lot design that included approximately 30 parking spots. He stated that he remembered it to be somewhat controversial and that there were issues with abutters that resulted in a 6 foot fence and though he was unsure of the reason the size of the lot was reduced to 15 spots. He further stated that when Mrs. Goon originally approached the City to build the parking lot her plan was to participate in the cost. Due to the controversy and the subsequent changes of the plan, she did not end up contributing. Mr. Steele stated that Mrs. Goon is interested in having the lot extended to the full extent of the original plan. Mr. Steele stated that Mrs. Goon is again offering to participate in the cost as there is a real need for parking for her patrons. Mr. Steele stated that the original conceptual plan was completed by Art Nickless at Norway Plains. Mr. Steele stated he was able to get a copy of that plan and he can provide it to the City Manager. Mr. Steele stated that a portion of this area is now being used as a staging area for SUR and he questioned if SUR would be able to do some of the initial site work to compensate the City for use of that property. Mr. Nourse stated that SUR is using the staging area as part of the contract for the Catherine Street I/I project and the stipulations for the use and the restoration of the space are already in place. Councilor Keans stated that she has seen people using the bank parking lot and crossing four lanes of roadway to get to the China Palace. Councilor's Walker and Haman both agreed to the need for additional parking, but suggested that there be a documented agreement for payment participation. Councilor Varney suggest that a deposit be received. Councilor Varney asked that Mr. Fitzpatrick gather all necessary information regarding the previous project and an estimated cost for the expansion and report back to the committee next month.

### 3. **Granite Ridge**

Mr. Nourse stated that this project is on schedule to go out to bid and award this winter. He then introduced Jennifer Hale, PE of Tighe & Bond Engineers. Mrs. Hale distributed 2 sets of plans. She describe the first set as a plan for the work to be done in the State of NH right of way along Route 11, and the second set as the work do be done on Frontage Road which will be City owned at the completion of the project in 2018. She stated that there is a need for a water pump station. This pump station and housing will be built large enough to accommodate future expansion as it becomes necessary. Ms. Hale stated that the guidance she needs is in regards to the lighting. The original plan had tall lights that would require maintenance not provided by PSNH. The approved posts are too tall for City Staff to maintain as well. Mrs. Hale stated that there are other lights that are

decorative in design that PSNH would maintain, or they could look at shorter lights to be maintained by City Staff. There was discussion regarding both types of lights. Councilor Walker stated that he would prefer that City staff not have start maintaining street lights. Councilor Varney stated that this would be a change to the project that needs to be approved by the planning board. Mrs. Hale stated that she would soon have cut sheets depicting the lights that PSNH can maintain and would get back to the Committee and then Planning Board. Councilor Varney asked Mrs. Hale about the ownership of the property. He stated that she said that it wouldn't be City owned until 2018 and he has concerns regarding that issue. He further stated that it would not be legal to be spending City funds on private property. Mrs. Hale stated that she would look into the developer agreement and Mr. Nourse stated that he would discuss with Attorney Wensley.

4. **Ramsey / Norman – Groundwater / drainage**

Mr. Nourse stated that per the Committee's request from last month he had the Chesley Hill Road engineers look at the ground water issues in the area. He summarized their findings as follows. He stated that the engineers went out and inspected the area. They had seen water coming up from the ground in areas. The engineers also noted that on USGS maps have always depicted this area as wetlands with an intermittent stream that runs through it. Mr. Nourse stated that they noted drainage pipe behind the houses on Norman Street and Ramsey Drive that may actually tie into a catch basin on Chesley Hill Road. Mr. Nourse stated that there is basically drainage ditch that surrounds the neighborhood and that the water table is high. He stated that there will be some work done as part of the Chesley Hill Road project that might help some, but the issues that are experienced by the property owners over on Norman Street are not part of the project scope and the work necessary would be on private property. Councilor Walker asked if the City put drainage in the City owned right of way would it be helpful to these property owners. Mr. Nourse stated there may be some help, but the majority of the work needed is on private property and even then they might still have problems. Councilor Varney stated that we cannot solve be working on private property and we cannot solve all of the old drainage problems in developments such as this. Councilor Hamann stated that it does not seem like the City's responsibility. Councilor Walker suggested asked Mr. Nourse if he could get the Committee a cost for installing underground drainage on Norman Street. Councilor Varney stated that if he has the engineers put together a cost then the report should tell the Committee if the work was performed would it solve the property owners problems. Mr. Nourse stated that he could have the engineers look at this. He also stated that the additional engineering comes at a cost to the project. He stated that the funding for this project is tight and the additional engineering cost comes from these funds.

5. **Franklin Street I/I Project**

Mr. Nourse stated that this I/I project includes reconstruction on Franklin Street, Western and Adams Ave and 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Streets. He stated that this project has been in

the works for several years and the Western Ave pump station replacement project will be completed as part of the project. He stated that the funding with the pump station funds included is a little over 4 million and the newest engineering estimate is that this project could be about 6.6 million. Mr. Nourse stated that he is proposing to bid the project with the Pump Station, Franklin Street Reconstruction and some of the streets to be addressed first and have the other streets to be addressed as bid alternates based on funding available. He stated that he would put the additional cost in the FY2016 CIP. Mr. Nourse stated that the alternative would be to do a supplemental after we have bid results. Councilor Varney asked if we would know the cost in time for approval of the FY2016 CIP. Mr. Nourse stated that the plan is to bid in the spring so ideally we would be able to adjust the numbers for budget approval. Mr. Nourse stated that he would like the Committee's guidance regarding the Franklin Street sidewalks. He stated he would like to know the preference on asphalt sidewalks or concrete sidewalks. Councilor Walker stated that asphalt should be ok in that area. Councilor Keans stated that from Chamberlain to East Rochester is all concrete and asphalt would not be appropriate. Councilor Varney stated that the full City Council should hear the discussion on both sidewalks and funding and he asked Mr. Nourse to do an Agenda Bill to add it to the next City Council meeting.

**6. City Hall Structural Evaluation**

Mr. Nourse stated that the Opera House staff had brought a crack in the City Hall Structure to his attention. He stated that crack runs from the basement up to the 3<sup>rd</sup> floor. Mr. Nourse stated that he has been working with a structural consultant to address the issue and preliminary results show that there is no immediate cause for concerns, but there is a concern for snow loads and this will be something that needs to be addressed in the near future. Mr. Nourse stated that he expects it to be somewhat costly and he will keep the Committee informed.

**7. Columbus Ave Parking Lot** (Addressed above – see public input)

**8. Road Work**

Mr. Nourse distributed a list FY16 proposed paving list. He stated that he is seeking the Committee and Council guidance as the bid to be developed should specify streets to be paved. Councilor Varney stated that in recent years the Council has been appropriating approximately 1 million dollars for road paving and reconstruction. He asked Mr. Nourse if it was likely that this paving would occur in the summer of FY15 or Spring of FY15. Mr. Nourse stated it might start late in the summer but would continue into the next construction season. Councilor Varney suggested that the street list be attached to the minutes for the full Council to see. **(SEE ATTACHED LISTING)**

**9. Other**

**EDA Sewer Extension/Salmon Fall Rd.**

Mr. Nourse stated that the preliminary discussions regarding crossing the sewer on Denali Drive were favorable. The owner of the large apartment building was very much

in favor of working with the City and the home owner is likely to agree to the easement as well. Mr. Nourse stated that current funding for this project is 3.9 million and the current engineers estimate to go the original way would be about 4 million and to go cross country at Denali is estimate to be 4.4 million. Mr. Nourse stated that Market Basket ran the numbers and stated that they may be willing to contribute another \$50,000. Councilor Walker asked if we were going to be connecting the industrial park to the line. Mr. Fitzpatrick stated that we would not be. Mr. Nourse stated that the plan is to bid this as early as possible. He stated that there is an undersized culvert to be replaced and that the plan will need time to go to the State of NH for review and permit approval by February in order to bid in the late spring.

**Water Tank Maintenance Projects** – Mr. Nourse stated that funding for engineering and design of this project has been completed over the past 2-3 years. He stated there is a remaining balance of \$478,000 plus or minus and the lowest responsible bid is \$548,000. Mr. Nourse stated that all three tanks would be completed and including mixing system and removal of lead paint at one of the tanks. Mr. Nourse stated that he would be requesting a supplemental appropriation at the next City Council meeting and would like to have a recommendation from the Committee regarding the project.

***Councilor Varney made a motion to recommend the full Council approve a supplemental funding request. The motion was seconded by Councilor Hamann. The motion passed unanimously.***

**Salmon Falls Road HSIP Project** – Mr. Nourse stated that this project is moving slowly and that we are in the phase where we are required to work with the property owners on temporary and permanent easements. He stated that they need to settle the issues with the property owner #732 Salmon Falls before moving on to the other property owners. Mr. Nourse stated that the attorney for the property owner has stated that they would like a stone retaining wall as they have concerns with cars that have hit their buildings during previous automobile accidents. Councilor Walker asked Mr. Nourse if the curve would be softened to reduce the chances of that happening again. Mr. Nourse stated that the curve would be softened. He further stated that the engineers plan calls for chevron signage and rumble strips as well. Councilor Varney stated that he is not in favor of a stone wall. Councilors Walker and Haman also expressed disapproval.

**Fairgrounds Winter Snow Storage** – Mr. Nourse stated that staff has looked at the site that Councilor Torr stated was available off from Summer / Allen Street and it is not able to accommodate the department. He stated it was small and in a neighborhood where noise would cause a problem. Snow removal is done at night and often the sounds of tailgate slamming down can cause complaints from neighbors. Mr. Nourse stated that the Fairgrounds Board of Directors has held to charging the City ½ of their tax bill as payment for storing the snow. This year's increase for storing the snow was approximately 20% higher than last year because the property assessment had increased.

Mr. Nourse stated that he had approached the Board hoping to tie the annual increases to a CPI or some other reasonable escalator, but they would not consider it. The Committee stated that it is time for the department to find another place to use. Mr. Nourse stated that they are actively looking but options are limited as it needs to be near the downtown area. He stated that this year they would be continuing to use the fairgrounds. Councilor Collins suggested that Mr. Nourse look into the area use for public gardens on Franklin Street.

**Crosswalks Downtown Lighting** – Councilor Keans stated that she had notice how dark the downtown crosswalks are and asked if anything could be done. She stated that specifically the area near the library was very dark. Mr. Nourse stated that there is a possibility of adding additional lights to the antique posts. There was discussion and the consensus of the Committee was that they did not want to add additional lighting to the antique style posts.

**Community Center Plowing** – Councilor Keans asked Mr. Nourse to look into the way that the Community Center was being plowed. She stated that in the areas out front where the bump outs are, they are plowing in a way that they lose quite a few parking spot due to snow pile left there.

***Councilor Walker made a motion for adjournment at 8:46PM. Councilor Hamann seconded the motion. The motioned passed unanimously.***

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

FY16 Proposed Paving List			Revision Date: 11/20/2014	
Street Name	Cost Estimate		Last Paved	Comments
Whitehouse Road	\$415,000	\$415,000	1990 (est.)	previously proposed (FY15 estimate)
Ledgeview Drive	\$315,000	\$730,000	1985	previously proposed (FY14 estimate)
Gear Road	\$515,000	\$1,245,000	2003	previously proposed (FY14 estimate)
Tebbetts Road (portions Lowell St. to Rte. 108)	\$125,000	\$1,370,000	2004	previously proposed (FY15 estimate)
Lowell Street (Hillside - Tebbetts)	\$300,000	\$1,670,000	2005	previously proposed (FY15 estimate)
Columbus Ave./Old Dover Rd. Intersection	\$85,000	\$1,755,000	'02/'05/'06	
Hansonville Rd. (Including portion of Flagg Rd.)	\$400,000	\$2,155,000	2001/2002	
Sheepboro Road	\$210,000	\$2,365,000	2006	previously proposed (FY13 estimate)
Weeping Willow Drive	\$70,000	\$2,435,000	2004	
Eastern Avenue (Allen St. to Fieldstone Ln.)	\$275,000	\$2,710,000	2003	
French Hussey Road	\$75,000	\$2,785,000	1990 (est.)	
Sullivan Farm Drive	\$125,000	\$2,910,000	2005	
Four Rod Road	\$500,000	\$3,410,000	2012 shim	previously proposed (FY13 estimate)
Jackson Street	\$65,000	\$3,475,000	1990 (est.)	previously proposed (FY15 estimate)
Rockledge Road	\$78,000	\$3,553,000	2003	previously proposed (FY14 estimate)
Boulder Avenue	\$64,000	\$3,617,000	2003	previously proposed (FY14 estimate)
Conifer Circle	\$48,000	\$3,665,000	2004	previously proposed (FY14 estimate)
Myrtle Street	\$50,000	\$3,715,000	1990 (est.)	Mill & Overlay only. Future project area.
Woodman Street	\$45,000	\$3,760,000	1990 (est.)	Mill & Overlay only. Future project area.
Total:		\$3,760,000		