

Public Works and Buildings Committee
Thursday June 21, 2018 7PM
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
David Green, Chief Wastewater Treatment Plant Operator
Mark Allenwood, PE – Brown & Caldwell Engineering

MINUTES

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

1. Approve minutes from the May 17, 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 May 17, 2018 Public Works Committee meeting. Councilor Hamann seconded the motion. The Motion passed unanimously.

2. Public Input – None

3. WWTP Sludge Dewatering and Carbon Storage Buildings Consultant Presentation

Mr. Nourse introduced Mark Allenwood of Brown and Caldwell Engineers (B&C). He stated that B&C had been the consulting engineers for several years now and that Mr. Allenwood was here to describe the scope of work associated with the WWTP Sludge Dewatering Facility and the Carbon Storage Building. Mr. Nourse stated that this project would be the largest investment to date at the WWTP since the new plant was built in 2000. Mr. Allenwood began by explaining a basic history of the WWTP. He stated the new plant (2000) was designed using the latest technology at the time. He stated that the activated sludge process was implemented and that the resulting sludge, also referred to as biosolids, is pumped to a storage lagoons that have become a problem due to the limited storage capacity available. It is currently near maximum capacity. He stated that there are two storage lagoons and the treatment plant staff is doing an excellent job using the second one for flow equalization at peak times. Mr. Allenwood explained that the sludge has not, and will not break down. He stated there needs to be a process for disposal now before the storage capacity is exhausted. He explained that this project will

not take care of what is stored in the lagoons but it will stop any future use of the lagoons. Mr. Allenwood explained that the project is to build a facility that will mechanically dewater the sludge as it is produced. The sludge will then be trucked off site to the Waste Management (WM) landfill. He stated that the water must be removed to meet transportation standards. Councilor Keans asked what the difference is with the sludge that we have currently been hauling to WM. Mr. Green explained that we have been sending our grit and the alum sludge from the Water Treatment Plant. Mr. Nourse explained that the alum sludge is a completely different waste stream and that it is stored in different areas at the facility. Mr. Allenwood displayed aerial pictures of the basins / lagoons that showed the depth of the sludge being discussed and he displayed conceptual drawings of the facility. Mr. Allenwood then moved on to the topic of the Carbon Storage building. He stated that the plan is to be bidding the construction of the Carbon Storage Facility as a bid alternate. He stated that as these projects are both highly necessary, and they are like construction, it makes sense to bid them at the same time and if funding is sufficient, to do the projects concurrently. Mr. Allenwood stated that the current carbon source that has been used is the acetic acid or “pickle juice”. He stated that the use of this product has significantly reduced the total nitrogen in the effluent or discharge at the WWTP. He explained that this is going to be a significant part of the new NPDES permit as there is an issue with the pickle juice freezing in the winter months. The plant is unable to use this product during those times. He stated that the Carbon Storage Building Project is to build a heated building with a large storage capacity so that the product can be used year round. Mr. Allenwood explained that the Sludge Dewatering Project was originally estimated at 6.5 Million and it is now \$7,040,00 due to general escalation of construction costs and it has been determined that pilings will be necessary for both buildings. He stated that the Carbon Storage Building with tanks and pumps for piping into the process is estimated at approximately 1.3 million. He stated that the project is at 95% design and will be bid late summer or early fall with construction to start in November and to resume in the spring. Mr. Nourse thanked Mr. Allenwood and stated he would keep the Committee informed during the process and pending bid results, a supplemental might be necessary.

4. WWTP Smart Start LED Project

Mr. Nourse stated that David Green the Chief Operator of the Wastewater Treatment Plant has looked into the Eversource Smart Start Program. He stated that there are three separate buildings at the plant that have been considered for this program. Mr. Nourse stated that this plan will allow staff to proceed with the conversion of all fixtures to LED fixtures without upfront costs. Eversource would complete this project and the usage savings for the next several years would go toward the payback of the project cost. He stated that averaging all buildings together the pay back is approximately 5.4 years and once the project is paid off the savings will be the City's. Councilor Varney asked the finance cost. Mr. Nourse stated that he has calculated the finance cost to be

approximately \$2,000. Mr. Green stated that the total project cost is actually about \$35,000 and deducting the rebates and adding in the interest we are at about \$31,000. He stated it is approximately a 5% interest charge. After discussion on the savings and limited amount of interest the Committee made the following motion.

Councilor Walker made a motion to recommend that the full Council approve the use of the Smart Start Program for the LED conversions at the WWTP. Councilor Hamann seconded the motion. The motion passed unanimously.

5. Septic System Tie in update / NHDES Subsurface Division Process

Mr. Nourse stated that currently the City's Ordinance states that property owners must tie into City sewer if within 100 ft. of the City sewer main, if given notice to tie in they must comply within 90 days of notice. He stated that the State of NH approves septic designs for new and failing systems and that they have explained that they will not consult the City prior to approving new or repair design plans. He further stated that all designers and repair companies should be aware of the 100-foot tie-in that is required by both State of NH RSA's and City of Rochester Ordinance's, but this is not happening. He cited a recent septic system repaired on the Old Dover Road that was approved by the State of NH. He stated the State sent us the notice that a design had been submitted and then we received their approval of the system within a ½ hour of each other. Mr. Nourse stated that this is a problem. He stated the DPW staff was looking into ways of correcting the problem and that he has written a letter to the Commissioner of NHDES requesting them to work with City on this issue, and he is also considering a mass mailing to designers and installers. He stated that prior to the mailing he believed that the Ordinance should be updated to include language that mandates tie –in for all buildings within 100 feet of the sewer main, and at failure of private septic systems if within 100 feet of the sewer main, and at notice to tie in if within 100 feet of the sewer main for existing structures. There was a brief discussion on the subject and the Committee recommended that the staff put this issue on the July 10th agenda for the City Council to refer to the Codes and Ordinance Committee. Mr. Nourse will do an Agenda Bill for the July 10, 2018 meeting.

6. Chesley Hill Contractor Retainage –.

Mr. Nourse stated that this item is on the agenda as it was recommended by the finance office to have the full City Council vote to approve holding \$4000 from the Chesley Hill Road reconstruction contractor as mutually agreed to in order to patch the road. Mr. Nourse explained that there are 3 cuts on Chesley Hill Road. One cut was done by the contractor and two cuts were made by the City Staff. He stated that a large pavement patch will be completed to ensure the integrity of this newly paved street and he stated that a one the cost for the patch is approximately \$12,000. It is scheduled to be completed during the summer. Mr. Nourse stated that through discussions with the contractor it has been agreed that they will pay 1/3 of the cost of the patch. Councilor Keans asked if the City has authority to hold these funds or would this have to go back to

planning. Mr. Cox stated that this retainage and that it is mutually agreed upon. Councilor Walker asked if this was like surety. Mr. Cox stated it is not surety.

Councilor Walker made a motion that the full City Council approve the holding of \$4,000 from Lyman and Sons Contracting in order to pay 1/3 the cost of the pavement patch. The motion was seconded by Councilor Hamann. The motion passed unanimously.

7. Whitehall Road 2006 Project remaining \$10,198.97

Mr. Nourse stated that there is sufficient water funding in the Franklin Street project and this is not to supplement that project. He stated that these funds for the Whitehall Road project have been on the books for many years and this request was directed by the finance office to clean up the accounting. It was suggested that the funds be used for a similar water fund roadway repair or extension project that was already in progress. These funds will be used to reduce the amount of water funding to be bonded for the Franklin Street project.

Councilor Walker made a motion recommend that the full City Council repurpose the \$10,198.97 from the Water Fund Project account number 06531 to the Franklin Street Project. Councilor Haman seconded the motion. The motion passed unanimously.

8. Community Center Alarm Panel

Mr. Nourse stated that the design of the fire alarm panel for the Community Center is nearly complete and the project is estimated to be approximately \$100,000. He stated that this is within budget. Mr. Nourse stated that at last month's meeting he had discussed the possibility of adding onto the system some type of alert for all building occupants to be alerted for other type of emergencies. He cited active shooters as an example. Mr. Nourse stated he believed the Committee was opposed to the additional investment, but he believed it was his responsibility to bring it back to be sure of that prior to putting the idea to rest. The Committee consensus was not to look into it at this time.

9. New DPW Facility Update

Mr. Nourse stated that he and his staff had traveled to 4 facilities in Massachusetts to see the concepts that were put into place. He stated that our design firm, Weston & Sampson, designed all of these buildings. Mr. Nourse stated that each building had its positive and negative points and believes these visits will help us to develop a better design for our new building. He stated that he is planning a July tour of the local NHDOT facility up off the Chestnut Hill Road connector. He will update the Council when he has a firm date for this tour and all were welcome to join. Chairman Torr asked the Director which of all the facilities seen which did he like best. Mr. Nourse stated that Wayland and Hopkinton were both good facilities. He stated taking the positives from each of those to make our own facility is possible.

10. GSBP Water Loop

Mr. Nourse stated that the City has submitted a pre-application for the SRF/Trust Fund Grant for this project. He stated we should hear this fall if those funds were awarded to us. Mr. Nourse stated that the City Staff had met with the manufacturer that is looking to build a warehouse in this business park. He stated that they plan to put in a 60,000 square foot facility now and another one the same size within the next few years. Mr. Nourse stated that the City advised the developer to hire a fire protection engineer to design their sprinkler system and to get us the necessary fire flow requirements. He stated that a possible temporary system could be considered. Mr. Nourse stated that if all goes according to plan the City will be constructing the new water line next spring our consultants are working on the permits now. Councilor Varney asked the status of the developer's agreement. Mr. Cox stated that it is in the process of being developed. Councilor Keans stated that she had noted that the NHDES website had listed water grants available for leaks and Brownfields Grants available. Mr. Nourse stated that staff had put in for the Leak Detection Grant and that he would look into any others listed on the website.

11. USEPA Greening America Grant

Mr. Nourse stated that the USEP has awarded a grant to the City of Rochester for a design charret for a green space within the area of the Union Street parking lot and the Gap project area on North Main Street. He stated that this was for the design of a green space that could be incorporated into a future project area. He stated that there is a public information or input meeting on July 10 at 7pm. Councilor Keans asked how this location came into play and she asked who was on the Committee that picked this area. Mr. Nourse stated that he would look into it and get back to the Councilor. Councilor Keans stated she would like the open area on the corner of North Main and Union Street looked at as well.

12. Project Updates

Colonial Pines – Mr. Nourse stated that plan is still to complete the sewer connection of the new pipe from under the turnpike down Railroad Ave. into the main interceptor this construction season. We are currently negotiating that cost with the contractor. Mr. Nourse stated he was very pleased that 90% of the homeowners within Colonial Pines allowed our engineering consultants into their homes to complete the surveys of basements. He stated that the engineers were still working on design and believes that the first phase of tying in the neighborhood streets will start next year. He stated that bidding this over the winter would likely get us the best pricing as most contractors are busy and have worked scheduled through this construction season.

White House Road – Mr. Nourse stated that Unitil's work is to replace about 6,600 feet of gas main and they are about half way there. He stated that they have run into ledge and it is slowing them down. Mr. Nourse states that Unitil expects that this project may now last through August. Councilor Keans stated that there needs to be an official

announcement of the extended project time. Mr. Nourse stated that he would get the information out there. Mr. Nourse stated that Unitil has stated that they will work Saturdays if approved. Councilor Varney expressed concern for paving this road prior to November. The Committee was in favor of Saturday work in hopes of expediting the work.

Community Center Tennis Courts – Mr. Nourse stated that the tennis court project is approximately a two week project and it will be starting up within the next two weeks.

13. Other

PFC Landfill Old Dover Road – Mr. Nourse stated that the old landfill on the Old Dover Road has groundwater wells that have been monitored for many years per the permit for that site issued by NHDES. He stated that PFC's have become a big issue across the Country and NHDES has previously mandated that we test the landfill for them. As a result, we had hits in some of the monitoring wells and due to those hits they are now requiring us to test other locations. Those locations are 300 Blackwater Road, which is a well for a small mobile park, and the other sites are five single-family homes along the Blackwater Road. He stated that that this is going to be a significant increase, estimated at \$11,000. Mr. Nourse stated there was also a hit on PFC's near Lydall and a hit in one of the monitoring wells at the WWTP. Councilor Keans asked if there have been any issues with access due to the neighboring property owner at the landfill site. She stated that there is a locked metal gate up. Mr. Nourse stated that there have not been issues to his knowledge he believes that staff has been given a key. Councilor Varney stated that this property boundary issue was on the City Manager list to look into.

RT 125 South near Flagg Road and Gear Road – Mr. Nourse stated that there had been a fatality in this area a few years back and that the City had written to the State of NH DOT requesting a road safety audit for the area. He stated that he has heard back from the State and they will not be completing the audit as they agree with the City's recommendation to restripe the area to provide a center turn lane and there will be a no passing zone for 1800 feet north of Gear Road. He stated that their plan is to complete the restriping in calendar year 2019.

Rt 11 North of Walmart – Councilor Torr asked about the work he noticed going on in the area. Mr. Nourse stated that the State of NH is scheduled to overlay the pavement and they are out marking and cleaning structures to accommodate this work. He also stated that the City had asked them to delay their paving until Granite Ridge Phase 1 and then again, for the proposed work in the Granite Ridge Phase 2, but it appears they are proceeding based on what Councilor Torr is seeing. He stated that as a condition of the roadwork necessary in Granite Ridge Phase 1 & 2 the City has agreed to complete a high strength pavement overlay of the area in front of The Ridge. We requested the delay as it made sense to wait until all of our roadway work and cuts were completed. Mr. Nourse stated he would look into it to see if that is what is going on.

City Hall Bathroom Project – Mr. Nourse stated the ladies room project bidding is

complete and the project is going to be starting the first week of July and lasting 2-3 weeks. He stated the budget was \$75,000 and the bid and award is for \$46,750.

Councilor Keans expressed displeasure at the price of the project. Mr. Cox stated that this is not only a renovation project. This will also address the plumbing issues where we have had leaks that are flowing down and dripping through the ceilings of the basement offices. Mr. Nourse stated that it also will address LED fixtures and the multiple request for a baby changing station.

Strafford Square – Councilor Hamann asked about the status of the Strafford Square Project. Mr. Nourse stated that Fairpoint has been holding up the project. He stated all other utilities have provided scopes and fees and were ready to proceed with the work, but Fairpoint has been very difficult to pin down. He stated that after a call to the Public Utilities Commission he received a call from the Fairpoint Escalation Department and a call from the project engineer. Mr. Nourse stated that he had also met on site today with Fairpoint and that although this engineer has a lot of work to do to get caught up on the project, he believe this will get the project back on track, he is still hoping to start with some utility work this year. Mr. Nourse stated he has been meeting with abutters and things are proceeding well with one exception. He stated he would keep the Council informed of this issue moving forward.

City Hall Mail Incident – Councilor Walker stated he would like a notification system at City Hall that would tell occupants when to evacuate the building. He stated that there was a recent incident where staff had to go room to room to tell everyone to evacuate. Councilor Varney stated that under a previous agenda item we had just turned down such a system. Councilor Walker suggested strobe or some other visual notification. Mr. Nourse stated that is the type of system that he looked at for the Community Center and it was about \$100,000. Councilor Keans suggested pulling the fire alarm if you want to evacuate the building. Mr. Cox suggested that when the City is looking into the new phone system, staff could look at that as well. Mr. Cox stated that staff is working on a process for handling suspicious packages and they will look at the notification process as well.

Paving Schedule and Wakefield St. – Councilor Varney requested that the list of streets to be paved be put up on the website and he inquired about the schedule for paving Wakefield Street. Councilor Walker stated that the Public Safety Committee had been told in July. Chairman Torr asked when the Wakefield Street Project would happen. Mr. Nourse stated the overlay would last up to 5 years but the design is nearly completed and when the City Council appropriates the funds, the project is just about ready to go. Councilor Varney also asked that the construction zone signs to be removed on Eastern Ave. He stated that it has been completed but the signs are still out there laying on the roadsides.

Councilor Walker made a motion to adjourn at 8:19pm. Councilor Hamann seconded the motion. The motion passed unanimously.

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