

Public Works and Buildings Committee

April 16th, 2015

Council Chambers

7PM

MEMBERS PRESENT

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor David Walker

Councilor Donald Hamann

MEMBERS ABSENT

Councilor David Walker

OTHERS PRESENT

Councilor James Gray

Councilor Jake Collins

Dan Fitzpatrick, City Manager

Michael Bezanson, PE, Interim DPW Director

Jennifer Hale, PE, Assistant City Engineer

MINUTES

Chairman Torr called the Public Works and Buildings Committee to order at 7:01 PM.

1. Approve minutes from March 19, 2015 meeting -

Chairman Torr requested a recommendation on last month's minutes.

Councilor Varney made a motion to accept minutes as presented for the March 19, 2015 Meeting. The motion was seconded by Councilor Keans. The Motion passed unanimously.

2. Public Input

There were no members of the Public in attendance

3. China Palace / Columbus Ave Parking Lot Extension Project Request

Mrs. Hale stated that the City had sent a letter to the China Palace owner, Stella Goon, Per the direction from the City Manager. She stated that the letter informed Mrs. Goon that in order for the City Council to discuss funding the requested parking lot extension, which includes a 50% contribution from the China Palace, we would like a financial commitment from the owner for ½ of the initial project costs. Mrs. Hale stated that the Department of Public Works had sent the letter that included a proposal from the City's

consultant for the survey and design of the parking lot. The total cost of the proposal was \$14,000. Mrs. Hale further stated that the City has received a check from Mrs. Goon in the amount of \$7,000 and if the City would like to proceed with this project we will now need to appropriate our \$7,000 to get started. Chairman Torr asked how far that would the funds get the project. Mrs. Hale stated that would get us through bidding. Councilor Varney asked if the \$7,000 was appropriated now and the construction funds were appropriated with the FY2016 CIP; how soon we could be constructing. Mrs. Hale stated that if all went well, we could be constructing in October. Chairman Torr asked if the construction staging area for the project going on in that area would need to be moved. Mrs. Hale stated that some of the materials located there may need to be moved. Mr. Fitzpatrick stated that the funds might be available within budget to get this started should the full Council approve.

Councilor Varney made a motion to have the City Council enter into an agreement with business owner for the joint project and to fund the \$7,000 to get started on the survey and design. The motion was seconded by Councilor Haman. The Motion passed unanimously

4. Strafford Square

Mr. Bezanson stated that he had an update on the underground utilities in the Strafford Square project. He stated that Eversource (formerly PSNH) has confirmed that the City could proceed with the underground solely in the Strafford Square project area. The “Gap” project area between the North Main Street Bridge and Strafford Square could be completed separately when the City Council is ready to fund that project. Mr. Bezanson stated that Eversource has verbally mentioned that they would consider a credit for the cost to move above ground utilities that would be avoided by relocating underground. He stated he hopes to confirm utility fees prior to next month’s Committee meeting and prior to discussions for funding the FY16 CIP. Mr. Bezanson stated that the Council should also be aware that there is a possibility that some drainage work required for Strafford Square might be necessary in the “Gap” project area. This is being looked at by our consultant and NHDOT. Chairman Torr asked if the area near Subway Restaurant would be included in the Strafford Square Project. Mr. Bezanson stated that yes, and the Jackson Street intersection is included in the project area.

5. Catherine, Sheridan, Knight Street I/I Project

Mr. Bezanson stated that work has resumed for the season on this project. He stated that currently the project is 20% complete and they are looking to complete through base pavement this fall, with project completion in the 2016 construction season. Mr. Bezanson stated there was some confusion as to the one way direction on May Street. He stated that the department was ready to make it a one way street and then found out that the City Council did not vote on the direction change as presumed. Mr. Bezanson stated that it will be on the May agenda for vote. Councilor Keans stated that she was not in

favor of this when discussed previously and that she still does not like the direction of the change. She asked if the residents, day care and school department had been given the opportunity to comment on the change of traffic pattern. Mr. Bezanson stated that the property owners and building occupants on the street had been notified. There was no opposition or comments from anyone.

6. **Other**

Washington Street Pavement – Chairman Torr stated that the pavement on Washington Street has a crack that runs nearly the whole length of this recently paved street. Mr. Bezanson stated that they would look at it for crack sealing this year.

Academy Street – Councilor Hamann stated that the Public Safety Committee had heard complaints from property owners, Mr. & Mrs. Kowslowski. He stated that they were not happy with parking and the bump outs that have areas of planting on Academy Street. There was a brief discussion regarding the green spaces and Dan Fitzpatrick suggested that the DPW provide a cost estimate for removing the bump out areas as we did at the Common.

Flat Rock Ridge Road / Milton Road Intersection – Councilor Varney asked if this project could happen this construction season. Mrs. Hale stated that the project could happen in October if the funds were appropriated with the FY16 CIP. Councilor Varney asked the cost of the entire project. Mrs. Hale estimated the project cost at \$120,000. She stated that \$25,000 would be for survey, design and bid documents, \$10,000 to \$25,000 for construction administration, and \$80,000 for the actual construction. Councilor Varney asked if we knew when demolition was to begin on the Martin's Drive-in. Mrs. Hale stated that Cumberland farms is all set to go with approvals and permits, but has yet to begin.

Hanson Street / Robbins Auto Parts building – Councilor Collins asked if when the new police station was built did we consider this location. Councilor Keans stated that they had considered numerous locations and this building was not available then. Councilor Keans asked if the developer had been given the correct information regarding water pressure. Mr. Fitzpatrick stated that there are no water pressure issues at this location and that this information has been passed on to all city departments so that the correct information will be delivered to developers. Councilor Keans asked if the City had any additional information regarding a project at this location. Mr. Fitzpatrick stated there have not been any plans submitted yet.

DPW Facility – Councilor Varney asked if there was a plan to bring a presentation to the Committee for this project. Mr. Bezanson stated that he is going to have the consultant in for a presentation and asked if it should be to council or committee. Those present agreed the Committee level would be appropriate.

Granite Ridge Business District – Councilor Varney asked if the developer was still talking about a public space in this project area; and if so where would it be located and what would the City's cost be? He also asked who would be performing maintenance if

constructed. Mrs. Hale stated that it is still in the discussion stage and these are the those are the things being discussed. She further stated that the developer has not submitted any plans as of yet. Mr. Fitzpatrick stated that he has stated to the developer that he would like this project to proceed as is and if the developer wanted to submit something at a later date he could.

Paving – Mr. Bezanson stated that he had updated the potential paving list to include the parking lot cost estimates that were requested by the Committee. See Attached listing. Councilor Gray asked if the City should really be paving the parking lot at City Hall prior to making a decision on the Annex. The consensus was that the City Hall parking lot would wait pending the annex decision.

Sidewalks – Mr. Bezanson stated that the contractor for sidewalks will be starting on School Street during the school break and then going back to Charles Street. Mr. Bezanson stated that the current funding will not be sufficient to complete the Charles Street sidewalks. Councilor Varney asked if there were proposed sidewalk funds in the FY2016 CIP. Mr. Bezanson stated that there are.

EDA Salmon Falls / Milton Road Sewer Project – Mr. Bezanson stated that the project plans were 90% completed and that they are being reviewed by staff and the EDA. He stated that Market Basket had signed off on an amendment to the agreement. This amendment stipulates that Market Basket will contribute an additional \$50,000. Councilor Varney asked if this project will be starting construction this year. Mr. Bezanson stated that if it continues on schedule that it would begin this construction year.

Colonial Pines Sewer Project – Councilor Keans asked about the status of this project. Mr. Bezanson stated that the designs are at approximately 60% completed. He further stated that this is a large project and if the Council decides to fund it, he would recommend it being funded and completed in several phases.

Councilor Walker made a motion for adjournment at 7:49 PM. Councilor Hamann seconded the motion. The motioned passed unanimously.

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