

**Public Works and Buildings Committee**

**July 16, 2015**

**Council Chambers**

**7PM**

**MEMBERS PRESENT**

Councilor Ralph Torr - Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor David Walker

Councilor Donald Hamann

**OTHERS PRESENT**

Dan Fitzpatrick, City Manager

Blaine Cox, Deputy City Manager

John Storer, PE, Director of City Services

Michael Bezanson, PE, City Engineer

Vincent Denobile, 146 Chesley Hill Road

Thomas Kaczynski, 112 Whitehall Road

Kenneth Weston, Oak Point Associates

**MINUTES**

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

**1. Approve minutes from June 18, 2015 meeting -**

Chairman requested a recommendation on last month's minutes.

*Councilor Walker made a motion to accept minutes as presented for the June 18, 2015 Meeting. The motion was seconded by Councilor Haman. The Motion passed unanimously.*

**2. Public Input**

Mr. Denobile stated that he is attending this meeting to reiterate his position on the City Hall Annex Project. He stated that he does not see the need for the additional space and he stated he has concerns that the City is increasing its amount of debt at a rate that is not sustainable. Mr. Denobile stated if space is an issue then the City could use the space at the Community Center. Mr. Denobile stated that this project does not have a benefit to the tax payers.

Mr. Kaczynski stated he is opposed to the City Hall Annex Project. He stated that adequate plans for the project have not been supplied and a plan for the vacated spaces at City Hall is not in place. Mr. Kaczynski compared the funding for the project to the building of the New Police station. He stated that the amount originally proposed has

increased with each discussion and like the PD it's likely to cost twice as much as it was originally proposed.

3. **190 South Main Street**

Mr. Storer stated that the construction in the right of way had been stopped by Code Enforcement. He stated that the resident is now going through the permitting process to build the retaining wall. Mr. Storer stated that the City Staff is working with the resident and that the wall will be built at a minimum of four (4) feet off from the sidewalk to stau back from the right of way.

4. **City Hall Annex**

Mr. Storer stated that this topic was referred to the Committee to address any outstanding City Council questions. Mr. Storer introduced Kenneth Weston from Oak Point Associates and asked the Committee if there were any questions that Mr. Weston could answer for them. Chairman Torr stated that he had questions about the process to be used on the temporary removal of the front section of the building and replacement during construction. He also questioned the cost benefit. Mr. Weston explained the process and described the cost as relatively minimal. Councilor Torr stated that at recess he would like to walk over to the annex location to look at the exterior of the building and that he might have questions then. There were no other questions.

5. **Paving Projects**

Mr. Storer stated that the bid specifications are in the approval process and we would be bidding the work as approved by Council. He stated the streets to be paved are Gear Road, Ledgerview Drive and Winter Street. The total estimated was approximately nine hundred and sixty three thousand dollars (\$963,000). There was discussion regarding the extent of pavement to be completed on Winter Street. Mr. Storer stated that he would get back to the Committee via email with the area to be paved. Mr. Storer stated that he would like to keep Whitehouse Road on the Committee's radar for priority in the next budget cycle. He stated that the Highway Division Supervisor has made him aware of the poor conditions. He stated that the supervisor has informed him that the road has been heavily shimmed once and staff is doing significant amounts of patching trying to keep it in tact. There was discussion about the Wallace Street funds that need to be drawn down. Councilor Varney stated that they could be used for pavement. Councilor Keans stated that there was still work to be completed on the hazardous conditions at this site. Mr. Bezanson stated that there is a next phase for site condition analysis that these funds could be used on. Both Councilors Varney and Keans agreed with Mr. Bezanson on the use of the funds for the hazardous site evaluations.

6. **Sidewalks**

Mr. Storer stated that the department will be completing the sidewalks on Charles Street this season and that he was looking for guidance as to the next street that the Council may want to move on to. There was discussion about Portland Street and Oak Street. The

Committee stated the intended use was to address long stretches of concrete sidewalks that were in need of repair. They would prefer not to do small patches here and there.

## **7. Project Status Reports**

**Chesley Hill Road** – Mr. Bezanson stated that the Chesley Hill Road Reconstruction project is on track to finish up next month. He also stated that the Chesley Hill water tank would be going off line to facilitate the tank maintenance project that is starting up. Councilor Keans asked how often tank maintenance is required. Mr. Bezanson stated that this project also included the addition of a mixing system. Mr. Storer stated that the expectation is for paint to last 20-25 years and that tanks should be drained and cleaned about every 5 years.

**Strafford Square** – Mr. Storer stated that he had met with the consultants and that he had concerns about the Walnut Street approach to the roundabout. He stated when discussed with the consultants they indicated that they could do additional engineering to try to accommodate shifting the location of the roundabout to better address the Walnut / Washington entry and exit. They would be looking to determine the impacts to the right of way to see if additional land takings or easements would be necessary. Mr. Storer stated that the cost for the additional engineering would be in the twenty-five to thirty thousand dollar range and that the funds are available in the FY2015 appropriation to support the effort. Councilor Hamann stated that he thought the additional work is needed prior to proceeding with the existing design. Councilor Varney stated that he is not happy with the current design as it will not accommodate traffic from Walnut Street and forces a truck route onto Twombly Street. He stated that if we send trucks out Twombly Street then we have to upgrade intersections at each end. Councilor Varney stated he did not want to see another traffic light on North Main Street. Councilor Walker stated he would have concerns with any additional land or building purchases.

***Councilor Walker made a motion to recommend that the full Council approve the additional engineering. Councilor Keans seconded the motion. The motion passed unanimously.***

Chairman Torr asked for a brief recess. Committee inspected the front of the City Hall Annex with architect Ken Weston.

**Colonial Pines** – Mr. Storer stated that last month questions regarding gravity sewer vs. a pump station were brought up and he wanted to address those concerns. Mr. Storer stated that gravity sewer is preferable to pump stations as the long term maintenance of pump station is costly. He stated that this project will need to be completed in several phases to meet the budgetary concerns for debt incurred annually. Councilor Varney suggested no more than 2 million in impacts to each fiscal year budget. Mr. Storer stated that the first phases will address the siphon at the intersection with the turnpike exit ramp and the

underground crossing of the Spaulding Turnpike. He stated that the last time there was an overflow issue at the Old Dover Road siphon was in 2009. He further stated that analysis to determine the extent of upgrades is ongoing and it is possible that only the increased maintenance being performed on this siphon will be enough to keep it as is.

8. **City Hall Structural Analysis**

Mr. Storer stated that the evaluations for the structural crack in the City Hall building had been completed late last winter and that the project had not made it into the FY2016 budgetary process. He stated that the analysis determined that repairs are necessary and that the building should not go another winter without repair, as snow weight loads are of concern. The estimated cost of the repairs is forty-one thousand dollars (\$41,000). This would be fifty-five hundred (\$5,500) for engineering and bid documents and thirty-five thousand (\$35,000) is estimated for repair. Mr. Storer stated that the department is looking for guidance on funding the project. Councilor Varney suggested an agenda bill requesting a supplemental appropriation from cash fund balance for the next council meeting.

9. **Bicycle Lanes**

Mr. Storer stated that Councilor Gray had asked that this item be on the agenda. Mr. Storer stated that the downtown traffic lanes as they exist do not leave room for additional bike lanes. He stated that it was suggested that a full downtown traffic study be completed prior to the “Gap” project due to the concerns over the timing of the light at Union and North Main Streets. Councilor Keans stated that Councilor Gray’s desire was to have the right lane going through town painted as a shared bike lane. Public Works staff will research potential striping options.

10. **Other**

**Stillwater Circle Funds** – Councilor Varney asked if the fund will be spent as directed on the landscaping of the entrance to Stillwater Circle. Mr. Storer stated that he would look into that.

**New Rt125 Pump Station Project** – Councilor Varney asked if the project was nearing completion. Mr. Bezanson stated that there were contractor delays and that it is now substantially completed. Councilor Varney asked for a summary of the funding and expenses.

**EDA- Salmon Falls Sewer Extension** – Councilor Varney asked the status of this project. Mr. Storer stated that there are two easements required for the project and that one of them is holding the project up. Mr. Storer explained that prior to sending the design to the EDA for approval all of the easements and permits must be in place. Mr. Storer stated that Mr. Bezanson had met with the property owner with an offer this week and that he did not have confidence that the offer would be accepted. He further stated that he has met with the City’s Attorney to see if it would be prudent to start eminent domain proceeding. Mr. Storer advised the committee that he will be working to expedite this easement as he has concerns for the deadlines mandated by the EDA grant.

**Franklin Street / Western Ave Project** - Councilor Varney asked if the bid for this project would be going out soon. Mr. Bezanson stated that he is working to get the bid out as soon as possible so that we might see work on Franklin Street prior to winter. Mr. Bezanson stated that as part of the FY2016 CIP process 1.4 million in sewer funding was approved. He stated that his understanding was to proceed with the design of the project as previously discussed which included the numbered streets, but to bid and construct the Western Avenue Pump Station replacement, Franklin Street reconstruction and Western Avenue reconstruction in the area of the pump station, in FY 2016. This would leave the other part of the design for construction in FY2017. Councilor Varney agreed with that scope and stated the 1.4 million would be for the next phase but could be used if the bids were relatively close to the previously approved appropriations.

**Catherine, Sheridan and Glen Project** – Councilor Varney inquired about the status of the project. Mr. Bezanson stated the project is on schedule for base pavement this fall and that currently construction is happening in the area of the William Allen School while they are at summer break.

**Plante Street Drainage Project** – Councilor Varney inquired about the status of work. Mr. Bezanson stated that he expects SUR Construction will be starting work within the next week or so depending on their schedule.

**Wakefield Street Project** – Councilor Varney inquired about the status of work. Mr. Storer stated that this project is at 30% design and work is pending finance and council guidance as to proceeding with projects that were funded.

**Funding and Priority of CIP Projects-** Councilor Varney suggested that this topic be on the Committee's agenda for next month. He suggested that the Finance Office and DPW Staff supply the Committee with a list of the funded projects and that the DPW prioritize the list.

**Dewey Street Bridge Evaluation** – Councilor Hamann inquired about the status of this project. Mr. Storer stated that this project was funded for evaluation and construction in the FY2016. He further stated that if he was to get the initial engineering survey and investigation started he would be better able to determine the priority of the project. He stated that he has a proposal with an estimate of about forty thousand to get that work started. The Committee agreed that he should get the evaluation completed now in order to determine the priority of the work.

**Chestnut Hill Road Pavement Cuts** – Chairman Torr asked the Director to look at the cuts made in the pavement to see if contractors are repairing them using the best possible methods. He stated the roadway there is fairly new and the cuts made were not patched well. Mr. Storer stated that he and Mr. Bezanson are in the process of reviewing the excavation permit process to see that contractors are restoring areas to previous or better conditions prior to the work.

**Police Department ATV** – Mr. Storer stated that the Water Treatment Plant had been offered a used ATV from the Police Department. Mr. Bezanson stated that during the FY

2016 Operations and Maintenance budget discussions the City Council had cut the funding for a two seat all terrain vehicle. Mr. Bezanson stated that the police department saw the cut and approached the DPW with the used vehicle from their department. Mr. Bezanson stated that he did not want to accept the vehicle if the Council had objections to the use. Councilor Walker stated that they did not have objections to the use of the vehicle; they had objections to funding it. Councilor Keans stated that it would be nice to see it used.

**Backflow Prevention Program** – Mr. Storer stated that there were many businesses not complying with the program and that it is time to start possible enforcement. He stated that the ordinance allows for water shut off of those not complying but that that could be deemed a little harsh. Councilors Varney & Keans recommended certified letters should be issued stating the RSA's and the City Ordinances that require compliance.

**Lowell Street Culvert / Bridge** – Mr. Storer stated that work should be starting up soon to make the bridge / culvert repairs. He stated that SUR and HTA are coordinating to make these repairs as quickly as possible and that he believes the repairs may be much less than originally discussed and funded. He stated the Council funded two hundred and thirty thousand and it may come in around one hundred thousand.

**Pavement Patch at Wakefield & Columbus** – Councilor Varney commended City Staff for patching this reoccurring pothole; he stated they did an excellent job.

**Traffic Boxes / Art Esprit Project** – Mr. Storer stated that he had developed a list and map of the City Traffic Signal boxes and share it with Councilor Keans. He stated that there are also many Eversource owned electrical boxes that were confusing the issue and that he and Councilor Keans have cleared up the confusion. Both Councilor Keans and Mr. Storer stated that if Art Esprit has enough interest in the project to paint the light boxes, they will approach Eversource to discuss.

**City Street Lights** – Councilor Varney stated there are numerous street lights out all over the City. He stated that the city is paying a per light fee for these lights that are not on. He asked the City Manager if he could have staff directed to go out at night to look at and call these in to be addressed.

***Councilor Walker made a motion for adjournment at 8:40 PM. Councilor Varney seconded the motion. The motioned passed unanimously.***

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