

**Public Works and Buildings Committee**

**October 15, 2015**

**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 James Gray

Dan Fitzpatrick, City Manager

John Storer, PE, Director of City Services

Donald Jellerson, 12 Cross Wind, Stony Brook Coop.

Derek Bennett, NHDES-MtBE Remediation Bureau

David McNamara, Fay, Spofford & Thorndike Engineers

Richard Davee, Wright Pierce Engineers

Christopher Berg, Wright Pierce Engineers

**MINUTES**

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

**1. Approve minutes from September 17, 2015 meeting -**

Vice Chairman Varney requested a recommendation on last month's minutes.

*Councilor Walker made a motion to accept minutes as presented for the September 17, 2015 Meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.*

**2. Public Input**

Mr. Jellison spoke about the entrance to Stony Brook Co-op off from Chestnut Hill Road. He stated that when the City ran the water line down that road they cut and patched the pavement at the entrance to this Mobile Home Park. He further stated that in the years since that time the patch has deteriorated and needs to be repair. He stated that of the four roadway entrances that enter the park from Chestnut Hill Road, two are in need of repair. Mr. Storer explained that Mr. Jellison had approached the DPW and the City Manager requesting these repairs. He stated that this is a private roadway entrance and the City Staff does not work on private property unless directed to. He further stated that the entrance does have depressions and standing water has likely caused the problem.

Councilor Walker stated that if the City's patch did not take then we should repair it and slope the patch in a direction to get the water off the road. Councilor Haman suggested waiting to make the repair until they could get out there to see the problem. Vice Chairman Varney asked what the cost would be to repair. Mr. Storer stated that he did not have a cost estimate, but suggested three to five thousand dollars. Councilor Keans stated that it looks like the standing water caused the problem. Mr. Fitzpatrick stated that his recommendation is to not have staff work on private property, unless it is determined that the problem has been caused by some City project or error. Councilor Varney asked if the City could do a temporary patch and then address it again in the spring. Mr. Storer stated that they could.

### **3. NHDES – MtBE Sampling**

Derek Bennett from the newly created State of NH MtBE Remediation Bureau came to give a brief description of the scope of his division's work. Mr. Bennett stated that MtBE was a gasoline additive that was used in NH in the 1970's through to 2006. He stated that this additive has been the cause of wide spread contamination of aquifers and as a result of litigation with the gasoline companies the State has been awarded funds to locate and mitigate contamination where found. He stated that there are several sites in Rochester that the state would like to sample private wells. He stated that these are in areas where they have had previous reports of gasoline spills or where history shows there may have been contamination due to the types of businesses that were in that area. Mr. Bennett stated that he would be sending out approximately 100 letters to Rochester property owners requesting samples of their private wells. He stated that this division would be paying for the collection and testing services for MtBE, but should the property owner wish to have full test run, they would perform the test at the property owner's expense. He thought it made sense to offer the service while they were already there taking samples. Councilor Keans stated that many of the areas on the map presented look to be in rural areas and she inquired why they are concerned with those areas. Mr. Bennett stated that they are looking at areas where they have previously had underground storage tanks. He said that there are former auto salvage properties, auto body shops, construction company sites and other similar properties. Mr. Storer asked when the letters would go out. Mr. Bennett stated that he plans on early November. Councilor Gray asked that the City Staff get the information out on the City website and the local government channel.

### **3. Strafford Square – David McNamara – Fay, Spofford and Thorndike**

David McNamara from Fay, Spofford and Thorndike Engineers (FST) spoke about the updates made at the request of this Committee. He stated that the plan now reflects the full slip lane from North Main Street to Walnut Street. Mr. McNamara also stated that the updated plan had been run by NHDOT and Roundabout Traffic Engineers (RTE) with favorable comments from both. He stated that NHDOT was satisfied with archeological excavation done at the 2-4 Walnut Street property and he stated that while the State is

working to complete the report, FST will be working to complete the steps necessary for demolition. Councilor Walker asked about the slip lane and impacts to the right of ways. Mr. McNamara showed a slide on the overhead that depicted the slip lane. Councilor Walker was pleased that the impacts are not near the steps and walkway on the Walnut Street Property. Mr. McNamara stated there is an approximate 100 square foot area impacted at that property and a 600 foot impact to the North Main Street property. Vice Chairman Varney asked if the crosswalks would be removed as was suggested. Mr. McNamara stated that for now they have left them in, but removal is always an option. He believed that the City should have a public input meeting to vet that out for sure. Councilor Keans expressed that the northern most one really wouldn't be need as pedestrians would wait to cross up near the church. Vice Chairman Varney suggested a discussion at the City Council level regarding the crosswalks. Mr. Storer stated he would work with FST to make that happen.

#### **4. GIS**

Mr. Storer stated that Rick Davee from Wright-Pierce Engineers was there to discuss the advantages to GIS Mapping. Mr. Storer also stated that mapping of the Storm water system will be required by the EPA MS4 Storm Water Permit, and that while we have people out in the field mapping these locations it only make sense to have them locate the other city infrastructure, including the water, sewer, lights, buildings and pump stations. Mr. Davee gave a 10 minute presentation regarding smart mapping. He discussed the ability to start with the base map by getting the City's inventory entered and then adding to it with layers that would show work orders, pictures of structures and cost histories for maintenance. He discussed the use of tablets that are very low cost equipment now. Mr. Storer stated that there are current highway funds available for the storm water piece and there are other approved funds in each, water, sewer, and buildings budgets that could support these efforts. He stated once this effort was completed the city would have the base map to get started and could add to it as funded. The Committee was positive and encouraging. Vice Chairman Varney suggested that the director complete de-authorizations and appropriations so that the project cost could be tracked.

#### **5. City Hall Annex Building**

Mr. Storer stated that the probes and borings were completed this week and that the building specialist had been contracted and is working to document the history of the building so that grant eligibility will be an option. Councilor Walker asked if the original façade was going to be used. Mr. Storer stated that it is still unclear, but the design firm will likely propose it in the bid docs as an alternate so that the actual cost to do that piece will be clear. Councilor Keans suggest that if the façade is not used, she would assume that grant funds from historical type sources would be pulled.

#### **6. Project Updates**

**Columbus Ave. Parking Lot** – Mr. Storer stated that this project had been left for a bit but that some preliminary drawings and the survey had been completed. He stated that

the Tighe & Bond Engineers had come up with two perspectives. One plan showed a total of 30 available parking spaces and the other with 36. He stated by adjusting the alignment of the parking spots they could get the additional 6 spaces. Councilor Gray asked the width of the parking spots. Mr. Storer stated they are the typical nine foot width. Mr. Storer stated that he would like input from either the Council or the property owner prior to proceeding. He stated that the project design was co-funded 50/50 with the adjacent business owner and prior to final design he would like clarification on the priority; be it aesthetics, number of spaces or cost. Councilor Walker suggested sending it to the planning board for input. Vice Chairman Varney stated that the business owner should advocate for it at the Planning Board, but that she will need some assistance to do so. He suggested that Mr. Storer contact her.

**Keay Field Snow Dump** Mr. Storer stated that the Keay Field in East Rochester has been used by the City as a snow dump for many years. He stated that he had recently been contacted by the baseball association that owns it. They would like compensation and other stipulations in order to continue using the field. Mr. Storer stated that the City had recently acquired 828 Portland Street and with little modification this could be used for the snow dump.

**Dewey Street Bridge** – Mr. Storer stated that the Dewey Street Bridge evaluation was completed and they are ready to proceed with design. He stated that he is working on project priority list but as this project is obviously a priority he would like to get started as soon as possible. The Committee agreed that staff should proceed with design.

**Woodman & Myrtle Street** – Mr. Storer stated that this is another project that he would like to proceed with design as the survey work would need to be completed prior to snowfall. He stated that if it is determined not to be the priority for next construction season, the design can be shelved till it is deemed a priority. Vice Chairman Varney stated that he has no objection to this as long as we are not wasting funding on something we will not be building.

## **7. Other**

**City Hall Split A/C Units-** Vice Chairman Varney asked about the status of the A/C units in the City Clerk's Office. Mr. Storer stated that this will be a spring project.

**PSNH Street Lights** – Vice Chairman Varney stated he is still seeing many street lights out at various location around the City.

*Councilor Walker made a motion for adjournment at 8:30 PM. Councilor Hamann seconded the motion. The motioned passed unanimously.*

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