

**Public Works and Buildings Committee**

**July 21, 2016**

**Council Chambers**

**7PM**

**MEMBERS PRESENT**

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor Donald Hamann

Councilor Thomas Willis

**OTHERS PRESENT**

Councilor James Gray

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

Dave Marsters, 260 Salmon Falls Road

**MINUTES**

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

**1. Approve minutes from June 16, 2016 meeting -**

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

*Councilor Hamann made a motion to accept minutes as presented for the June 16, 2016 Meeting. The motion was seconded by Councilor Keans. The Motion passed unanimously.*

**2. Public Input**

Mr. Marsters of 260 Salmon Falls Road was present to discuss the intersection of Milton Road and Flat Rock Bridge Road. He stated that it is very difficult to exit Flat Rock on to Milton Road going south into town. He suggested that a traffic light be put in while this intersection is being reconfigured. Mr. Storer stated that the current re-alignment project is scheduled to start within the next few weeks and that it does not include a light. He stated that traffic engineers from Tighe & Bond Engineering had taken traffic counts in the area during a recent Milton Road Corridor Study and that their recommendations for the Milton Road corridor stated that a light at this section is not yet warranted. Mr. Storer stated that this is a state road and there are considerable conditions to be met in order to get the State to approve a traffic signal. Mr. Storer stated that Tighe & Bond did say that with development of the land across from Flat Rock Bridge Road it may be necessary to install a light. Councilor Willis stated that there is a development of 40 homes at the Planning Board level for the Flat Rock Bridge Road. He stated that this would be the time to consider impact fees for that developer. Mr. Marsters stated that with the increase in traffic from a Lebanon ME subdivision, the light should be considered now. Mr. Storer stated that the City could look into an updated traffic study, but suggested with the

current project in that area that data might be skewed and suggested waiting until the project was completed.

**3. Clock Tower Maintenance – Methodist Church**

Mr. Storer stated that the City currently has an agreement with the Methodist Church to maintain the clock tower on South Main Street. He stated that Mr. Cox had provided him with minutes that dated back to the 1980's when this was last discussed at the City Council Meeting. The discussion stated that the original agreement for maintenance dated back to the late 1800's. Mr. Storer stated he wanted to inform the Council that the gentleman that performs the annual maintenance has let the City know he will not be going back up into the tower again without significant improvements being made for access. Mr. Storer stated that if the City is to continue to take care of the clock there will be a capital project in the next CIP budget. Mr. Storer stated that the Methodist Church has allowed a cell tower to be installed and that there were previous hazards of bird excrement and a very narrow stairway but now due to the cell tower operations there are high voltage cables and wiring to be concerned with. There was discussion of funds the church might be receiving from the cell company and participation of the cost to renovate the access area.

**4. Water & Sewer Rate – Update on UAB Recommendation**

Mr. Storer distributed a graph that he had created using NHDES survey information. The graph showed that Rochester water and sewer rates were in the low to mid range when compared to other communities in the state. Mr. Storer stated that the Utility Advisory Board (UAB) recommendation is for increases in both water and sewer rates. He stated that the UAB recommends a 10% increase to water rates in FY17 and 9.8% in FY18 and that the recommendation for sewer rates is 4.49% increase in FY17 and 7.36% in FY18. Mr. Storer stated that these recommendation are based on the data supplied by Mark Sullivan in the Business Office. He stated that this recommendation will be on the Finance Committee agenda for the September meeting.

**5. Raw Water Transmission Line**

Mr. Storer stated that staff has been working with Wright Pierce Engineers on plans for raising the impoundment area of Round Pond. He stated that the 24" raw water transmission line is one of the areas that need to be addressed first. He stated that this line brings water from Berrys River to Round Pond. Mr. Storer also stated that there have been recent breaks in the line, including one that was in an area that was very difficult to get to. He stated that it was difficult to get to one break and that one of the property owners / abutters would not allow access through their property making in much more difficult. He further stated that the structure dates back to the late 1800's. Mr. Storer stated that the department has budgeted for work associated with infrastructure and permitting necessary to increase the capacity of round pond. He explained to the Committee that he and the engineers are starting with a hydraulic study and proposing the use of trenchless technology for either pipe bursting or slip lining the existing line. He

stated that there are very few companies skilled in this work and that we are fortunate that we are familiar with, and confident in the abilities of one firm. Mr. Storer stated that The Ted Berry Company is very capable of performing the work and that he himself and Wright Pierce Engineers have worked with them on similar type projects. Mr. Storer stated he would like to keep the Committee informed as he will be seeking the Finance Directors approval to do a design build project with this company and the engineers. He stated he and Wright Pierce would be negotiating the cost on the City's behalf and that he believes the City would save using this method. Councilor Willis stated that he is in typically in favor of bidding projects as he would expect a better price with competitive bidding. Councilor Varney stated that the purchasing procedures do have a process that Mr. Storer would need to follow in order to do design build instead of bidding the project. He believed that a letter to the Finance Director or the City Council was part of that process. Councilor Willis mentioned the current near drought conditions around the state and he inquired about current conditions for the City of Rochester water supply. Mr. Storer stated that staff monitors the system constantly and that we are currently at about 90% capacity and staff will continue to monitor and divert flows in order to optimize our system. Councilor Willis asked the status of any NHDES Instream Flow Rules. Mr. Storer stated that NHDES is still having public hearings on proposed rules. Another hearing is scheduled for August 2, 2016. He also stated that similar rules were adopted in Massachusetts and Connecticut. Mr. Storer stated that Maine went through an implementation process recently and historic municipal withdrawals were essentially grandfathered, which helped protect water availability for Communities.

**6. Replacement of Aeration Nozzles at WWTP**

Mr. Storer stated that the sewer department is in need of a supplemental appropriation in regards to this partially funded project. He stated that in the FY17 CIP Budget this project is funded in the amount of twenty thousand dollars (\$20,000) for design engineering and in the FY18 budget this projects was to be funded for two hundred thousand (\$200,000) for construction. Mr. Storer stated that this project needs to be done now and cannot wait. He brought in a sample of a pipe and diaphragm that is used to pump air into the aeration systems at the Wastewater Treatment Plant. He stated that this is an example of one of ten thousand such rubber perforated diaphragms used in this system. He stated that air is pumped through the pipes and into these units forcing air into the basins. These units are failing and have been in place for approximately 16 years which is long past their life expectancy, which is 7-8 years. As these diaphragms wear out the inefficiency can lead to issues with the WWTP's permitted dissolved oxygen levels and with the nitrogen limits. They are also causing additional run times of the pumps which are working at 90-92% of their capacity instead of the 40-45%. Mr. Storer stated that there is also work associated with the blowers that could be done a the same time for another seventy-five thousand (\$75,000). He stated that in order to do either of these projects separately or together the lagoons would need to be pumped out and the

pumped back which is a lot of work and the Chief Operated had suggested it would be better to do them at the same time but that would bring the supplemental request up closer to three hundred thousand (300,000). After discussion regarding time frames the following motion was made.

***Councilor Varney made a motion to recommend that the full City Council complete a supplemental appropriation for the \$200,000, which will be moving the FY18 project to the current FY17 Budget. The motion was seconded by Councilor Hamann. The motion passed unanimously***

**7. Home Owner Line Financing**

Mr. Storer stated that the EDA Sewer Project has brought up the City's practice of financing water and sewer line installation upgrades during scheduled projects. He stated that the City is not charging interest and is financing for 5 years and might consider going longer if necessary. Mr. Storer and Councilor Keans agreed that it is in the best interest of the City to encourage home owners to tie in at the time of the project as there is a cost savings for the homeowner to do so while the contractor is in the area. Councilor Keans stated that the no interest loan is the incentive. Mr. Storer mentioned that we could be looking at two to three hundred thousand dollars as the total costs for the homeowner options and that he has concerns that the current appropriation could not support that number. Councilor Varney stated that the project has federal funds included and those cannot be used to fund the homeowner portion. Mr. Storer stated that in previous projects the cost were not so high as they were for replacing existing services and these are all new services with some being a significant distance from the mains. Councilor Keans asked about payment for stubs installed when the homeowner does not tie in. Mr. Storer stated that the records for cost of the installation are kept on file and the City will be reimbursed at the time a property is tied in. Mr. Storer also stated that these funds would need to be appropriated soon as the project is underway. Mr. Fitzpatrick suggest that a survey be completed to get a best estimate and that the City Council could then fund this change order. Councilor Varney asked what would happen if a property was sold and the loan was not paid back yet. Mr. Storer explained that the City has processes and policies in place to ensure that if the property changes hands all cost are paid. There was discussion regarding the process and all were in agreement that the process works and that the difference with this project is the magnitude of the cost.

**8. Route 108 Update**

Mr. Storer stated the Strafford Regional Planning group did a presentation to the Tri-City Coalition regarding the Complete Streets Project being planned for the Rt108 Corridor by NHDOT. He stated that the Rochester impacts are much less than Somersworth and Dover as currently the planned project ends at the entrance to Granite State Business Park and does not come very far into Rochester. He stated that the construction is planned for 2023 and that NHDOT is gathering information and the coalition is looking to prepare comments and planning request now. Mr. Storer stated that the state would like input for

general planning and interests by mid August but there will be meetings and time for input as the project progresses. There was general discussion about the corridor and Councilor Hamann stated that this is a completely separate issue from the Exit 10 discussion. Councilor Varney suggested if we should suggest extending the project to include turn lanes to the medical offices across from the airport. Councilor Keans suggested that the Coast Bus stops should be included in the planning. Mr. Storer stated that they are working to include a Coast Bus representative in the process.

## 9. Project Updates

**City Hall Annex Project** – Mr. Storer stated that the bid analysis and reference checks were completed and the final contract details are being worked out and will be signed within the next week. He stated that he is hopeful that the construction will begin by mid to late August

**Salmon Falls / Milton Road EDA Project** - Mr. Storer stated that the project is moving along smoothly. He stated that there was one issue with public notice regarding water shut down and that he has set up a policy of a minimum of 48 hours notice to be approved in advance by himself or the City Engineer. Councilor Varney asked about the man made pond on private property. Mr. Storer stated that the state now sees this as a wetland regardless of its origin and that there are several drainage issues that will need to be worked out in this area of Salmon Falls Road. He stated that a NHDES Wetland permit may be necessary.

**FY2017 Paving** – Mr. Storer stated that the contract change order with Pike has been signed and that he believes paving will start in August.

**Franklin Street / Western Avenue Project** –Mr. Storer stated that the contract with Northeast Earth Mechanics was executed this week and that the project will be starting up soon. Mr. Storer stated that there is a Public Informational meeting regarding the project on August 3, 2016 at the Chamberlain Street School at 7PM. Councilor Varney asked for the notice to be sent to all Councilors.

**Columbus Ave Parking Lot Extension** –Mr. Storer stated that the contract was signed and that Nelson Communications was awarded the project and that they will begin project early in August.

**Milton Road / Flat Rock Bridge Road Intersection Project** –Mr. Storer stated that the contract was signed and that Nelson Communications was awarded the project and that they will begin project early in August.

**Colonial Pines Phase 1 Piping Under the Spaulding Turnpike** – Mr. Storer stated that this first phase of the project is in the queue to get going. He stated that he is behind on getting a consensus as to how many residences in this area are considering tying into the sewer once the project is underway. He stated he would be getting a mailing survey out soon. Chairman Torr asked how big the line going under the turnpike would be. Mr. Storer stated that the state requires a minimum of a 42 inch pipe, and that is what the engineers are going with.

## 10. Other

**Tara Estates Water Quality Issue** – Mr. Storer stated during the Ward 1 Meeting the residents of Tara had voiced concerns about the quality of the drinking water within the private park. Mr. Storer stated that the Chief Operator at the Water Treatment Facility, Ian Rohrbacher is working with Tara Estates Management and Maintenance to ensure that the lines are being flushed properly. He stated that to encourage the private parks to do annual or semiannual flushing the City could consider abating the water costs for the above average use during flushing. Councilor Keans stated that they shouldn't need to be encouraged to do the right thing and she stated they should pay for the cost of doing so.

**Honeywell HVAC Contract for City Buildings** – Mr. Storer stated the Honeywell contract has expired and that he will be seeking approval from the Finance Director to negotiate an extension or new contract with them. He stated that while he believes that open bidding does ensure competitive pricing this contract has proprietary components that would require considerable capital investments to change vendors. Councilor Willis stated that he believes that bidding the service serves to keep the costs in check. Mr. Storer stated that there are a significant number of projects out to bid and that to bid this contract which serves approximately 10 locations including the WTP, WWTP and the Arena would require consulting assistance and a considerable amount of staff time, and he thinks that the City would be better served to extend or re-write the current contract at this time. Councilor Varney stated that he believed this could be approved by the Finance Director with a memo to Mr. Cox and possibly the City Council.

**Water Testing** – Councilor Keans inquired about testing at the Water Treatment Facilities. She specifically asked if testing was done separately at each location as there were resident concerns about the different pollutants from the ground water wells and those found at the reservoir. Mr. Storer stated that yes, the sites were tested separately and that there are also locations tested with in the water system after the water has some blending. Councilor Varney asked if the Well Site was shut down currently. Mr. Storer confirmed that it was not in operation due to the flow levels on the Cocheco River. Mr. Storer stated that due to state wide concerns for perflourinated compounds, PFOA's and PFOS's the City will be participating in the voluntary testing and reporting requested by NHDES.

**Shared Road / Road Markings** – Councilor Gray stated that he has brought up Community Development Committee's request for the shared road bicycling decals to be placed in the downtown previously and he is unsure of what the status is. He stated that he would like to have the issue added to this Committee's agenda next month. There was discussion as to whether it should be a Public Safety Committee issue and it was decided that the markings is a Public Works issue and should be on this Committee's agenda.

**Cemetery at Staples property** – Councilor Varney stated that the cemetery maintenance looks good and asked if the Director had discussed the cost with Mr. Palace of the Cemetery Board. Mr. Storer stated that he had not. He stated that it does not take the

staff long to swing in to mow and weed whack the small area. He stated that staff would contact Mr. Palace to work out a fee.

***Councilor Hamann made a motion for adjournment at 8:47 pm. The motion was seconded by Councilor Willis. The motion passed unanimously.***

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