

Public Works and Buildings Committee

August 18, 2016 7PM

Council Chambers

MEMBERS PRESENT

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor Donald Hamann

MEMBERS ABSENT

Councilor Thomas Willis

OTHERS PRESENT

John B. Storer, Director of City Services

Mark Sullivan, 25 Denali Drive

James Butterfield, 23 Denali Drive

MINUTES

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

1. Approve minutes from July 21, 2016 meeting -

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

Councilor Hamann made a motion to accept minutes as presented for the July 18, 2016 Meeting. The motion was seconded by Councilor Keans. The Motion passed unanimously.

2. Public Input

Mark Sullivan of 25 Denali Drive was present to discuss the homeowner sewer tie-ins on the Salmon Falls / Milton Road Sewer Extension EDA project. Mr. Sullivan discussed his extensive research for residential impacts in this project area. Mr. Sullivan also distributed a 33 page booklet of information that he had gathered and stated that this is a complicated issue and if anyone would like other copies of his booklet he would provide them. Mr. Sullivan further stated that there are many people in the project area that would like to tie their homes into the new sewer line but the estimated cost to the homeowner for the "stub" and then the private property piece will make it too costly to do so. He also stated that he did not believe the City Ordinance that requires tie in at the time of septic failure or property transfer is fair to the home owner. He stated that the estimate for his sewer tie in is approximately ten thousand dollars. He stated that if he did not tie in now that would be ten thousand dollars of equity he would lose if he was to sell even if he had a fully functioning septic system. Mr. Sullivan discussed the different funding sources used to fund this project and stated he believed if he has to pay for the

stub and the City then bonds the project, as a new rate payer he will be paying twice. Mr. Sullivan stated that he would like to see the City Council offer incentives to get residents to tie in now and one of those incentives should be to change the policy of having the homeowner pay all charges related to the tie in. Mr. Storer explained that if the City was to fund the stubs the current rate payer would be paying the full cost of that funding. Mr. Storer stated that if the City Council considers changing the policy then they will need to consider that we are entering into the Colonial Pines Sewer Extension Project. He stated that this area will have many more homes considering the tie in and the impact of a policy change will be significant. Councilor Keans stated that fail or sale policy has been in practice for many years and if the homeowner doesn't tie in now the City will keep a record of the cost of the stub and that cost will be paid when the property changes hands and they have to tie in. Mr. Sullivan stated that he is aware of the policy, but he believes that when the policy was written it did not take into consideration a time when sewer lines would be run into neighborhoods that have lots designed for septic systems and greater distances from where the sewer main would be.

James Butterfield of 23 Denali Drive stated that the cost estimates are high and although he would like to tie in, he believes between the cost of the work that needs to be done on his property to bring the sewer to the front of the house, plus the stub fee that the City will impose, he does not think he would be able to afford the tie in.

Councilor Varney voiced concern about the possibility of the homeowners paying twice and suggested that this discussion should be had at the Finance Committee.

Councilor Hamann made a motion to recommend that the full City Council refer the discussion of Homeowner financing to the Finance Committee. The motion was seconded by Councilor Keans. The motion passed unanimously.

3. Residential Utility Line extensions – Budget and Policy

Item discussed during Public Input and referred to the Finance Committee for future discussions.

4. DHHS Lease at the Community Center

Mr. Storer stated that City Staff had traveled with him to Concord to discuss the lease agreement with the Department of Health and Human Services (DHHS). Mr. Storer stated that the DHHS current lease expired in 2010 and that they have been working with amendments for extensions since that time. He also stated that there have been no increases to the rates since 2010. Mr. Storer stated that DHHS is in the process of many contract negotiations and extensions throughout the state and that they are considering a minimum 20 month lease extension that will start in January of 2017. He stated that during discussions they seemed open to some increase in the lease amount and that he will be discussing that with the Finance Office. Mr. Storer stated that during the extension period DHHS will be working on an RFP for a new 5-10 year lease agreement that would require significant upgrades to the current space. He stated that this is a good time for the City to discuss the long term plan for the Community Center. Councilor

Varney asked how much funding is currently in place for upgrades in that space. Mr. Storer stated that thirty thousand dollars were appropriated in FY16 and another one hundred thousand dollars in FY2017. He stated he expected the project to be in the two hundred thousand dollar range and for it to happen in the FY18 or later.

5. Water Supply

Mr. Storer stated that NHDES has been pushing for Communities to institute voluntary water conservation measures, but he felt that at this time Rochester's water supply is sufficient and that the restrictions when needed should not be voluntary. He stated that staff is out working each day to optimize flow and that while there is need for concern due to areas around the state that are experiencing drought conditions, at this time Rochester's supply is near 85%.

6. Plow Truck Update

Mr. Storer stated that there were two bidders on the truck bid and as discussed previously the Department did not go with the lowest bidder. He stated that the department is purchasing Mack trucks due to poor history with the low bidder's recent truck performance. He also stated that there were some issues as to whether the low bidder met the specifications in the bid. He stated that the funding was sufficient due to trading in the old trucks. Mr. Storer also stated that he had spoke with the low bidder to alert them of the City's decision. Chairman Torr asked why the other vendors may not have bid. Mr. Storer stated that he had not talked to them but that he was disappointed as well.

7. Bike Sharrows (Councilor Gray requested)

Mr. Storer stated that Councilor Gray had requested this to be put on the agenda for discussions but was not here to discuss. Mr. Storer also stated that he has a scheduled meeting with Mike Provost and the Economic Development representative, Jenn Marsh to discuss plans for downtown traffic related issues and the development of a Transportation Master Plan.

8. TIGER Grant, Transportation Master Plan & Wakefield Street

Mr. Storer stated that he had discussed the TIGER Grant process with Hoyle Tanner Engineers (HTA) as they had been successful securing a TIGER Grant for the City of Concord. He stated that these grants are very competitive and usually are in the average of about ten million dollars each. HTA advised us that a Transportation Master Plan would be necessary prior to the submission of a TIGER grant. The grant process would require a long term plan that demonstrates the strategic planning for Rochester and the deficiencies as they pertain to the grant project being proposed. Councilor Varney stated that funding in the Planning Departments CIP was available for staff to seek consultant assistance with the in house development of the Transportation Master Plan. Mr. Storer stated that he was aware that the Planning Department CIP had forty-five thousand dollars allocated, and that there was one hundred thousand dollars available in the DPW CIP for downtown safety improvements. He suggested that it would be one hundred to two hundred thousand dollars to contract the project out. Mr. Storer stated that

proceeding with the Wakefield Project should wait until a transportation plan was in place. Councilor Keans stated that would take 1-2 years and did not want to hold up the Wakefield Street project. Councilor Varney stated that Mr. Storer should propose it in the next CIP. Mr. Storer asked if there was any support for the plan at this time. There was no support noted.

9. Pending SRF Projects

Mr. Storer stated that the City had several projects accepted by NHDES for SRF funding and that the Council should expect to see items on their Council agendas in regards to processing the paperwork for the loans.

10. Status of Riverwalk

Mr. Storer stated that while he was on vacation the newspaper ran an article about the Rochester Riverwalk Project. He stated that until that time he had not heard of the project. Councilor Keans stated that it was a project previously worked on and she believed there is renewed interest in reactivating the Committee and creating a nice internal loop to walk the area as it was part of the original plan. There was discussion as to whether there was still a Committee to reactivate and whether to encourage the project as funding is not available. Council Keans stated that if there was interest it should be encouraged. She stated that downtown merchants are aware that fund raising may be part of the work. Mr. Storer stated that he had found a copy of the original conceptual design done by CLD Engineers in 2007. He stated that he would follow up with Ms. Marsh from Economic Development.

11. GSBP Lighting

Mr. Storer stated that there is funding in the CIP for this lighting project and that it started with a seventy thousand dollar appropriation in FY16 and another one hundred thousand dollars in FY17. He believes that the funding is for the design and installation of lighting along the roadway/walking lane. He stated the department would be painting the walk lanes soon and if the intent was to put ornamental lighting with bases and poles there would not be sufficient funding. He stated he was looking for guidance from the Committee. Chairman Torr stated that this is not an area where ornamental lighting should be considered. He believed this is appropriate in our downtown areas, but not in a remote area such as the business park. Councilor Varney suggested an agenda bill to have the lighting style discussed with the full City Council and he would like have Mr. Storer supply them with options and cost for each style. He asked Mr. Storer to clarify the project scope as to where the lights would begin and end.

12. DPW Garage

Mr. Storer stated that he wanted to keep the Committee updated regarding this project. He stated that he had met with the Consultants and the environmental review findings are back from the Pickering Road site and the only significant contamination found was likely due to a buried electrical transformer. He stated that he wasn't in favor of moving to the Pickering Road location and he is exploring the option of keeping the existing site

and building the new facility in stages. He stated that this option might significantly reduce the cost of building the new facility.

13. Clock Tower Maintenance

Mr. Storer stated that this item was left on the agenda as it was tabled last month. Mr. Storer stated that upgrades will need to be made and to expect a CIP item in next year's budget to address the access for maintenance.

14. Project Updates

Mr. Storer stated he would update the Committee on any projects and asked if there were questions regarding the numerous projects in progress. He mentioned the 4 HVAC projects in progress. Councilor Varney asked if the Arena Director was proceeding with the roof or the floor project first. Mr. Storer stated he believes it is the roof as it is the critical priority at this time. He stated that he will help in any way he could to get the bid package out to bid. Councilor Varney stated that he had heard about drainage work in the parking lot at the arena. He said it was discussed to tie it into Lowell Street drainage. Mr. Storer stated that he had not heard anything about drainage work. He is aware of paving to be done in conjunction with Lowell Street. He stated he would get back to the Councilor on that.

15. Other.

Granite Ridge – Chairman Torr asked Mr. Storer to let him know what the concrete structures are that are being put in along the front wall of Granite Ridge. Mr. Storer stated that he would get back to him.

NEWS – Mr. Storer informed the Committee that he and his wife are having baby girl!

Councilor Hamann made a motion for adjournment at 8:46 pm. The motion was seconded by Councilor Keans. The motion passed unanimously.

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Admin & Utility Billing Supervisor.