

Public Works and Buildings Committee
December 15, 2016 7PM
Council Chambers

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
Councilor Ray Barnett
Dan Fitzpatrick, City Manager
John B. Storer, Director of City Services
Julian Long, Community Development Coordinator / Grants Manager
Kenneth Mavrogeorge, PE – Tighe & Bond Engineers

MINUTES

Vice Chairman Varney called the Public Works and Buildings Committee to order at 7:05 PM following the Public Hearing.

1. Approve minutes from November 17, 2016 meeting -

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

Councilor Hamann made a motion to accept minutes as presented for the November 17, 2016 Meeting. The motion was seconded by Councilor Willis. The Motion passed unanimously.

2. Public Input – None

- 3. Wakefield Street Reconstruction Project** - Mr. Storer stated that design for this project is at approximately 60% complete. He stated that a public informational meeting was held November 30, 2016 at the Community Center. He said there were approximately 35 people that attended. Mr. Storer introduced Kenneth Mavrogeorge from Tighe & Bond Engineers. Mr. Mavrogeorge gave a PowerPoint presentation showing the project area as it is now and he showed slides of the current design and changes. He discussed parking configurations, a center turn lane, Coast Bus shelters and pull offs, pedestrian crossings, banner poles and lighting. Mr. Mavrogeorge stated they would be upgrading the water main in the project area and there is some sewer work but stated the sewer had been upgraded previously. Councilors Willis, Varney, Keans and Torr stated strong opposition to the head in parking proposed on the Wakefield Street side of the Triangle. Councilor Gray asked if there were any deeded restrictions to the land at Torr Park. He believed the

current plan encroached 10 feet onto that area. Councilor Varney suggested head in parking on the Yeagley Way side of the Triangle and he suggested that new trees be planted both on the Wakefield Street side and the Yeagley Way side of the Triangle. Councilor Varney stated to have uniformity with the tree size would be nice. Councilor Varney asked if the center turn lane on Wakefield Street from the school entrance to Torr Park was necessary. Mr. Mavrogeorge stated that current conditions allow traffic to go around cars turning into the school and the curbing that will be in the area will prohibit that. Councilor Willis stated that it appears that with this current design the traffic traveling south will be lead onto Columbus Avenue at the intersection rather than just a straight road into town. Mr. Mavrogeorge stated that the design is to have the right lane continue into town and to make it feel like an entry way into the downtown. Councilor Keans was opposed to the idea as she believed it could take business out of the downtown area. Councilor Willis stated that there are several businesses in that area that we would not want to discourage access to. Mr. Storer stated that a representative from Studley's Flower Shop was present at the public meeting and he was not opposed to the design. Mr. Storer stated that he would be meeting with the Gafney Home Board of Directors to get feedback on the impacts proposed at their location, and that he would also meet with the other businesses in the area as well as the Main Street Organization and other downtown people. Mr. Storer stated that the current budget is likely to be insufficient and the amount would vary based on the options or alternates that the City Council approves. He stated that the sewer fund and the water fund budgets are sufficient, it is the general fund for the roadway, drainage and lighting that is short. He stated for the current design they could be as much as 1.5 million short and depending on lighting , underground utilities and the inclusion of some or all of the side streets in the project area it could be as much as 2.5 million short. Councilor Willis asked if the underground electrical utility costs were included in the current plan. Mr. Storer stated they were not. He stated that Eversource was reluctant to estimate the cost without looking formally at the design, and he stated that the design cost would be fifteen thousand dollars upfront that would be credited back to the construction cost if we decided to go that route. The Committee was in favor of spending the fifteen thousand in order to get a more accurate cost estimate. Councilor Willis discussed the Glenwood Avenue and the railroad crossing. He stated that he realizes the cost would be high, but he believed it would be beneficial. Councilor Keans agreed that making it a through way would benefit the residents in the area. Councilor Varney suggested that Mr. Storer get estimates regarding the current short fall and then for each additional alternate / option, so that the Council could consider the inclusions based on cost and the ability to fund them.

4. **Strafford Square** – Mr. Storer displayed a new graphic for the Strafford Square Roundabout that he will be adding to the Public Works web page on the City of Rochester website www.rochesternh.net. The graphic is an animated plan that shows all

types of vehicles navigating the designed roundabout. Councilor Willis stated that an informational handout should be distributed and posted that gives directions to navigate this roundabout. He stated that this is a hybrid design where there is a single lane on the eastside and a dual lane on the west side. Councilor Willis stated that NHDOT had to do this when the Lee Traffic Circle was completed as there were issues.

5. **MS4 & NPDES Permits** – Mr. Storer stated that the City is still waiting on both permits. He stated that the MS4 permit may come in January and the Wastewater NPDES permit is expected any day.
6. **Riverwalk Committee** – Mr. Storer stated that he was unable to make this week's meeting but his understanding is that the Committee would like to know if the Council would be receptive to providing an access to the river for kayaking and other activities and adding a parking area on Hillsdale Street. Chairman Torr stated that the residents on the streets in that area are already frustrated with the current parking problems that are caused by the recently added athletic fields. He suggested providing access to the river from the former park area up on Farmington Road. He stated that after the turnpike widening project that area had been closed off by the City. Councilor Keans was not opposed to doing that, but she stated that area is outside of the area that the Riverwalk Committee is working on. Councilor Keans suggested that a meeting with the residents on Hillsdale was needed but it would be a meeting set up by the City not the Committee.
7. **Winterfest on the Common** – Mr. Storer stated that the Rochester Main Street organization has brought up the possibility of having a Winterfest event on the Common. He stated that at this time they are just looking for assistance from the DPW to haul in snow. Mr. Fitzpatrick stated that where it is on the Common and City staff and equipment would be needed to haul in snow, this would be a Co-sponsored event and he stated he doesn't see a problem with that. He said he has seen similar type events handled this way in other Cities. Chairman Torr stated they would need to find a field or some other property that they could haul clean snow from.
8. **City Hall Annex** – Mr. Storer stated that the project is moving along and that there have been a couple of change orders to date. He stated that he wanted to keep the City Council up to date as they would be seeing some of the change order memo's in the City Managers report to Council. Mr. Storer stated that there are several grants that are contributing and that the fire department generator grant will also be incorporated into the cost of the necessary electrical connections, slab and conduit to accommodate the generator. Mr. Storer stated that the project is well within budget and currently does not see any funding issues.
9. **Water Quality/Disinfection Byproducts update** – Mr. Storer stated that he had discussed this issue with this Committee back in September and he wanted to keep the Council posted as to the status of this concern. He stated that the City had a spike in the testing for disinfection byproducts that caused the rolling average to go above the maximum level allowed by NHDES. He stated that this had occurred during the warm

weather this past summer. Mr. Storer stated that after doing additional treatment and flushing we were able to get the numbers down. The rolling average was updated to reflect the additional test results which brought the rolling average down to below the maximum levels. He stated that NHDES disagreed with City Staff on whether there was an actual violation. Mr. Storer stated that after some back and forth with NHDES unfortunately it looks like we will be required to notify all users that a violation occurred.

- 10. Community Center hours of operation** – Mr. Storer stated that the Recreation Department had expressed concern that people were wandering around the building late in the evening and that they were concerned for safety and property. Mr. Storer stated the City Manager had set up an interdepartmental meeting and that the custodial staff will be locking the side entrance of the building earlier to try to reduce the un attended comings and goings from the building. Councilor Keans asked about the evening meetings and the School Department. Mr. Storer stated that Mike Riley had met with all tenants and will stay on top of any issues that arise.
- 11. Colonial Pines** – Mr. Storer stated that the Spaulding Turnpike Crossing part of this project has gone out to bid with SUR Construction being the lowest bidder. He stated that the project funds were insufficient. In meeting with the bidders it was determined that if the City did some geotechnical exploration and the soils were found to be good, the project cost could be reduced to within budget limits. Mr. Storer stated that the geotechnical work is completed and the conditions appear favorable. He stated that they are working with the contractor to award and the project will proceed this winter. Chairman Torr stated that would be interested to see some of the work as it is being performed.
- 12. LED Street Lights** – Mr. Storer stated that he is going to be adding a project to the CIP to replace the existing lights in the City with LED lights. He stated that Eversource is offering incentives and if the calculations are accurate the payback for this project could be 2.5 years. There was discussion as to amount of light that would be shed and Mr. Storer stated that he will be testing some areas around the city. They are looking at both the cobra heads and changing out the current LED's in the City Lamp posts. Mr. Storer stated that he is looking to use a brighter LED to shed more light in the downtown where we know there to be issues. Chairman Torr stated that he has had complaints about the area on North Main Street from the Church to McDonald's.
- 13. CIP Preliminary Discussions** – Mr. Storer stated a lengthy list of projects in progress. He stated that his request for this year's CIP Project this year to be lower than recent years. He stated with more than 40 million dollars of project in the cue he would like to get some of them buttoned up prior to starting new. Councilor Varney stated that it may make sense to put some projects on hold. He stated if Wakefield Street is determined to be the priority we might hold Woodman Street area off a bit.
- 14. Honeywell Contract** – Mr. Storer stated that both the School Department and the Buildings and Grounds Division have been contracted with Honeywell for many years.

He stated that this is a proprietary contract and that we extended the City buildings contract by one year to get on the same cycle as the school. Mr. Storer stated he would be meeting with the School staff soon to look into coordinating efforts and negotiating the contract together.

15. Flat Rate Sewer Fees – Mr. Storer stated that the current City Ordinance requires that sewer customers not tied into the water system pay the flat rate fee. He further stated that the ordinances require property owners pay all cost associated with tying into the sewer and water systems. He stated that the only incentive offered is the interest free loans for the cost of the tie in. He stated the current sewer ordinance requires property owners to tie in if property is within 200 feet of the sewer main at the time the system fails or prior to the sale of the property. Councilor Varney stated that requiring the tie in at the sale of the property is a burden to homeowners that have sufficient property to allow for sewer systems. He suggested changing the ordinance to mirror the State of NH RSA that says 100 feet. Councilor Willis stated as there is no City permit or approval required there is no way for us to know if a septic system fails and is to be repaired or replaced. Councilor Willis stated in many other communities there is an approval required prior to state permits being issued for replacement or repair. The Committee suggested that Mr. Storer work with the City Attorney to draft changes to the ordinance that could be referred by the City Council to the Codes and Ordinance Committee at the January meeting. They suggested changing the ordinance to require tie in when within 100ft of the sewer main for all new structures and when a septic system fails. They also wanted to remove the language requiring tie in at the sale of a property and to add language that will require City approval prior to repair or replacement of existing septic systems.

16. Other – Keay Field – John Storer stated that Keay Field would like to put dugouts in at the Baseball Field. He stated that when they looked into the boundaries it was determined that their fence and the fence for the East Rochester Cemetery are encroaching on the City right of way. Mr. Storer stated that if there is no objection he would work with the City Attorney to come up with a license agreement for them that would allow them to build the dugout on the City property with the understanding that if the City ever needs to use the right of way it would need to be removed. There were no Committee objections.

Councilor Hamann made a motion for adjournment at 9:49 pm. The motion was seconded by Councilor Willis. The motion passed unanimously.

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Administration and Utility Billing Supervisor.