

**Public Works and Buildings Committee**

**January 19, 2017 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

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

**MINUTES**

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

1. **Approve minutes from the Wallace Street Public Hearing and the Public Works Committee Meeting held on December 15, 2016 at 7:00 & 7:05 PM.**

Chairman Torr requested comments or a recommendation on last month's public hearing and meeting minutes.

*Councilor Hamann made a motion to accept minutes as presented for the December 15, 2016 Wallace Street Public Hearing and the December 15, 2016 Public Works Committee 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 proceeding as planned. He stated that as recommended by this Committee he has given Eversource the authorization to complete the preliminary design work in order to get an accurate estimate for the costs to put the overhead utilities underground. He stated that the water and sewer budgets will likely be sufficient but there will be a necessary supplemental for the general fund budget if the decision is to put the aerial utilities underground. Mr. Storer stated that if Eversource completes the study in time he will have this information for the Committee next month. Councilor Varney stated that he had looked at the plan and notice the fence along the athletic fields was going to be replaced. He wanted to make the design team aware of the softball field and the Harold Hanson Gate. He stated that the fence height should be considered and he stated that Mr. Hanson was a long time Assistant Principal at the school and prior to moving that gate they should have a plan on where to put it. Mr. Storer stated that he had met with the school department and they are adjusting the height of the fence for the softball field and

he stated that he would make sure the school department has a plan for the historic gate. Councilor Varney asked if due to the underground utilities this project would span two construction seasons. Mr. Storer confirmed that this was probably the case.

4. **Colonial Pines** – Mr. Storer stated that as reported last month the Spaulding Turnpike Crossing part of this project had gone out to bid with SUR Construction being the lowest bidder. He stated that SUR is ready to proceed but they are awaiting the NHDOT permit. Mr. Storer stated that he had the opportunity to speak with the Director and the Assistant Director of NHDOT after an Economic Development sponsored meeting. He said he was able to discuss the possibility of assisting us to expedite the permit. Councilor Willis asked if Mr. Storer thought there would be action soon. Mr. Storer stated that he had conveyed to the NHDOT Commissioner that the permit application had been submitted in July of 2016 and that due to some staff turnover at DOT there have been some delays in getting it through the process. Mr. Storer stated that the staff person working on it currently is aware of City's time crunch. He explained that SUR would like to do the work in March and if the permit was not issued soon, the work would have to be put off until late fall when the soil conditions would be dry again. Councilor Willis asked if Mr. Storer thought that the conversation had gone favorably. Mr. Storer stated that he thought the Commissioner was going to look into it and he was hopeful that the conversation might have helped to expedite the permit.
5. **City Hall Annex** – Mr. Storer stated that the project is on schedule and within budget. He stated that the expected completion date is in May and the staff move in will happen in early June. Mr. Storer also stated that they are holding off until favorable weather conditions in the spring for the exterior masonry. He stated that they had been able to do the areas around the windows in order to get the windows installed but that the exterior would wait. Mr. Fitzpatrick stated that Celeste Plaia has been shooting video along the way and Mr. Storer stated that he has been getting daily photos as well to add to the Celeste's video presentation.
6. **DPW Facility** – Mr. Storer stated that he had met with the consultant on the project this week and that he has some concerns for the budget as he had proposed in the FY18 CIP. He stated that he plans to update the total budget from 15 million to 18 million. He stated the consultants had recommended a 22 million dollar budget but he believes they are being very cautious and budgeting on the high side of all items. Mr. Storer stated that he intends to work on narrowing down all of the necessary detail in order to lower the cost as he understands the impacts of such a large project. Mr. Storer stated that he is leaning toward building on the existing site. Councilor Varney stated he would like to know specifics items like the number of bays and lifts, will there be a wash bay, a paint bay and will there be room for expansion? Councilor Varney also asked if it is a one or two story building. Mr. Storer stated that it will be a one story building, we will keep the current salt shed, but we will not be able to use the existing fuel storage and dispensing system. There was discussion about the age of the current fuel tanks. Councilor Willis stated that

the tanks go back to the early 1990's and the fuel pumps were moved and upgraded in 2004. Mr. Storer stated that he had some research to do and that he was going to work closely with the consultants to reduce the cost as much possible. Chairman Torr asked Mr. Storer about the high cost estimate for the engineers. Mr. Storer stated they are just using percentages right now for that estimate and he too thought that the estimate was high. He stated that he will be working on pinning down that cost as well. Mr. Storer asked about the allocation of the funds. He stated that he previously budgeted the 15 million with 10 million from the general fund and 2.5 each from water and sewer. He asked if the Committee had any comments or if that needed to be changed. There were no objections or comments. Councilor Varney suggested a tour be set up for the City Councilors to see the Dover site. Councilor Willis noted that that building might be 10-15 years old now. After discussion the Committee agreed that a Saturday tour would be advisable as many of the Councilors work during the week.

7. **LED Street Light Project** – Mr. Storer stated that there have been many complaints about street lights being out in all areas of town. He stated that he has been gathering information on the LED light change out and that the LED lights do have a longer life expectancy. He stated that the company literature says 20 years. Mr. Storer stated using the bid numbers that Portsmouth and Dover have he expects that the swap out of all street lights to LED will cost approximately \$350,000. He stated that Dover had used Portsmouth's bid to contract with the same vendor and that he had concerns about that vendor being able to complete all 3 contracts in a timely manner if we were to also ask them to extend that bid with pricing to us. He stated we may decide to complete our own bid package. There was some discussion about the downtown lamp posts and lights. Mr. Storer explained that those were a completely separate system that is maintained internally by City Staff and invoice based on usage. He stated that there is a separate CIP project for the upgrading of the LED equipment and globes associate with those light posts. Councilor Willis asked if Mr. Storer had documentation on the life expectancy of the LED for the street lights. Councilor Willis stated that the LED's for home use say they will last 5 or more years and that has not been his experience with them. Mr. Storer stated that this project is in the FY18 CIP Budget for discussion with other budget items. He stated that currently Eversource is offering rebates of up to \$100,000 that this project would qualify for. He also stated that with current information he expected a 2.5 year payback period for the remaining costs. Councilor Varney suggested a supplemental appropriation would be appropriate in order to move the project forward in order to realize the costs saving sooner. He asked Mr. Storer if it would be possible to bring all information to next month's meeting in order to make that decision. Mr. Storer stated that he would be able to do that.
8. **Rt125 Pedestrian Bridge Sidewalk & Guardrail approaches** – Mr. Storer stated that when the bridge was designed and completed with an emergency supplemental the sidewalk and guardrail approaches were not considered. He states that the current wood

rails are not visually attractive and they are a safety concern. He stated that that due to the traffic and the existing embankment the area does need an engineered guardrail system and new sidewalks. Councilor Varney stated that he believed a supplemental appropriation for this specific area would be appropriate instead of using up the sidewalk repair / replacement funding. The committee discussed the hazard level and funding. *Councilor Varney made a motion to recommend that the full council authorize a supplemental appropriation of \$50,000 for the guardrail and sidewalk project at the Rt125 Pedestrian Bridge location. The motion was seconded by Councilor Hamann. The motion passed unanimously.*

9. **Huckins Lane – Street Acceptance** – Mr. Storer stated that he had looked up this previously discussed road. He stated that he found minutes from the January 2008 City Council meeting that stated with a 9 to 2 vote the City Council had accepted this road as a City Street. He stated that for some reason the acceptance was put on hold and the deeds had not been filed. Mr. Storer further stated the Assistant City Engineer has the deeds nearly ready to be filed and that the City Attorney recommends that the City Council vote again to accept the street. Councilor Varney stated that it seemed to be an unnecessary vote, but he wasn't opposed to voting again if necessary. Mr. Fitzpatrick stated that the City Council could vote to accept it again or not, but if they do not want to accept the street they need to rescind the previous vote. Councilor Keans stated that they often accept streets prior to the deeds being in place and asked if that was all that was pending. Mr. Storer stated that we would be able to record the deeds soon and then have the City Council vote on the acceptance at the next regular meeting. Councilor Varney requested to have the City Attorney look at it again and if necessary do an agenda bill if he thought another vote was necessary. Councilor Varney suggested just filing the deeds should be sufficient. Councilor Willis stated that he would like to discuss unaccepted City Streets. He stated for a variety of reasons there are several developed streets that have yet to be accepted by the City as City Streets. He stated that the residents living on these streets bought their homes knowing that at some time they would become City Streets with City services, such as plowing and trash removal. Councilor Varney stated that this is not a new problem; there have been several streets that the City had to pull surety on and complete because of developers that were not completing or not completing properly. Channing Lane, Anderson Lane and Trinity Circle were named as examples. Councilor Varney also stated that when these issues first came up, all developments were required to put up signs that basically stated that the streets were not accepted and were not maintained by the City. Councilor Willis agreed, that is the procedure and stated that he himself lives on an unaccepted City street. He stated the concern is not just for residents that pay taxes but do not get City services; he stated that there is also concern with infrastructure that is not being maintained. He stated that the water system, sewer systems, drainage and roadside maintenance is not being performed. Mr. Storer stated that the Assistant City Engineer is working with the Planning Department to put a list

together for discussion that will have all of the unaccepted roads. The list will show the roadway status, and the surety amounts held and the surety estimates to complete the roadways. Councilor Varney asked if the list would be ready for next month's PWC meeting. Mr. Fitzpatrick stated that Michelle Mears and Owen Friend-Gray are working together to compile the list and it will be ready for next month.

**10. FY18 Budget** – Mr. Storer stated that the City Manager requested no more than a 1% increase for O&M. He stated there were some increases in all budgets due to increased property, vehicle and liability insurance. He also noted lab testing services increased in the water budget. Mr. Storer stated that for vehicles he is recommending the purchase of another plow truck instead of the grader. He stated that they will keep the grader as long as they can but there are very few dirt roads in the City and a truck would replace it for plowing, sanding and salting. He stated that he will be looking into a solar array for maybe the Wastewater Plant. Councilor Varney stated to watch for the rate charges due to demand capacity. Mr. Storer stated that he would keep it all in mind while looking into it.

**11. MS& NPDES Permit Status** – Mr. Storer stated that the MS4 permit was issued today. He stated that they will be reviewing it and he will keep the Committee updated if there are any significant cost implications. Mr. Storer stated that the NPDES Wastewater permit has not been issued, but he is checking everyday as it is expected.

**12. Water Quality – Disinfection Byproducts** – Mr. Storer stated that the City Attorney had filed an appeal on the disputed disinfection byproducts violation. He stated that the matter has not been settled with NH DES yet and there is discussion that the appeals board might not be the correct place for the appeal to be heard.

**13. Other**

**Transmission Line** – Mr. Storer stated that the Ted Berry Company will begin work on pipe bursting the transmission line and that there may be noticeable activity in the reservoir area near 202A.

**Zeolite** – Mr. Storer stated that the pilot study at the Wastewater Plant has begun. He stated that the City is working with a company that has this Zeolite aggregate material that may absorb the nitrogen. Councilor Keans asked if that would have some sort of byproduct that could cause other issues. Mr. Storer stated that the byproduct or used aggregate would be used to make compost and if the sale pitch is correct, there will be no ill effects of that.

Chairman Torr asked for any other topics to be discussed. Seeing none:

*Councilor Varney made a motion for adjournment at 8:21 pm. The motion was seconded by Councilor Hamann. The motion passed unanimously.*

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

