

Public Works and Buildings Committee

May 18, 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 Ray Barnett

John B. Storer, PE, Director of City Service

Michael S. Bezanson, PE, City Engineer

Chris Bowlen, Director of Arena and Youth Services

Donna Bellerose, 9 First Street

Harold Cadin, 9 First Street (sp)

Bill Straub, CMA Engineering

MINUTES

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

1. Approve minutes from the April 20, 2017 Public Works & Building Meeting.

Chairman Torr requested comments or a recommendation on last month's meeting.

Councilor Hamann made a motion to accept minutes as presented for the April 20, 2017 Public Works Committee meeting. The motion was seconded by Councilor Willis. The Motion passed unanimously.

2. Public Input – None

- **Arena CIP** – Chris Bowlen was present to discuss the Arena Capital Improvement Projects (CIP) that will be on next Tuesday 5/23/17 agenda for the City Council Meeting. He stated that his plan is to de-authorize approximately \$732,000 from the currently funded FY16 CIP project for the Arena Roof Replacement. He stated that he will need approximately \$50,000 for a roof loading and deflection monitoring system to indicate when to remove snow. He stated that this would either be a new CIP Project that is not currently listed in the FY18 Budget or they could de-authorize all with the exception of this \$50,000 from the currently approved budget. Mr. Bowlen stated that the other project that was funded in FY16 is to replace the Cold Floor. He stated these funds will be sufficient to complete that portion of the project, but an additional \$125,000 is needed to replace the hockey boards and glass. Mr. Bowlen stated that the time to replace them is while the floor is in process. He stated this would need to be added into the current

FY18 CIP Budget as it was not previously submitted. Mr. Bowlen also mentioned that there is a CIP project in the FY18 CIP budget for \$120,000 to replace the Ice Re-surfacer (AKA Zamboni). Mr. Bowlen stated that with the additional request it would still result in a net reduction of more than \$550,000 in the approved funding. Councilor Varney summarized the request stating that the roof replacement is not in, but the floor, the hockey boards and glass, roof detection system and Zamboni would be in. Mr. Bolen stated that that is correct. Mr. Bowlen also discussed the Tennis Court Lighting Project. He stated that depending on the final funding numbers from HUD, this project could be short as much as \$46,000. Mr. Bowlen stated that he would like to start a discussion on how that would be funded. He stated that it is estimated to be \$137,000 and only \$91,000 has been discussed for Community Block Development Grant Funds (CDBG). Councilor Willis stated that this project has been discussed for a long time and that while it would be nice to have it is not a critical need. Mr. Bowlen stated he would try to seek more information prior to the budget discussion. Councilor Varney stated that we may need to fund the additional money to get the project completed. Councilor Keans stated that it would be nice to complete and that she believed it would get used.

3. **#9 First Street – Fencing / Screening Request** – Mr. Storer stated that the City received a letter from Mrs. Bellerose requesting consideration of landscaping or a fence to screen her property from the newly built City Sewer Pump Station. Mr. Storer stated the current project budget has funding for landscaping and he suggested the use of Arborvitae type plants but the budget does not support the fencing that is being requested. He stated that he would like the Council to give direction on the issue. Mrs. Bellerose was in attendance with Mr. Cadin to state their concerns. Mr. Cadin stated that there are three issues; odor, sight and sound. He stated that there are two large exhaust fans on Mrs. Bellerose side of the building. He stated that the arborvitae might address the exhaust issues but that an 8' fence would be needed to stop the sound and sight issue. He stated he is unsure how the City could address the smell. Chairman Torr stated that the City would plant the arborvitae but a fence is not something he would consider. Mr. Cadin stated that this project has caused harm to Mrs. Bellerose and that the site issue needs to be addressed. Chairman Torr stated that the area has been improved from two years ago. Councilor Varney asked if the pump station is in service now. Mr. Storer stated that only some testing has been done and that the old station is still servicing the area. Councilor Varney and Councilor Willis were in agreement that until the pump station is in operation the sound, smell and exhaust cannot be assessed for problems. Councilor Willis suggested that the pumps themselves are relatively quiet and the only noise might be if the power was out and the generator was running. Mr. Storer stated that the generator run tests are programmed to happen weekly during the day. Mr. Cadin asked about noise ordinances. The Committee confirmed that there is a noise ordinance in place and Mr. Storer stated that he would look at getting a decibel reading on the pumps and generator but the consensus was that the noise level would not violate the

noise ordinance. When asked if there were odor issues at other pump stations, Mr. Storer stated that there were not to his knowledge, but if it was occurring the City could possibly use carbon strip filters if needed. He stated that this station is vented with a stand pipe into the air the same as the old station and it would work the same way. The Committee agreed to have the contractor plant the 5-6 foot arborvitae as soon as possible.

Mr. Cadin requested two staggered rows of 15 foot arborvitae. The Committee agreed to one staggered row of 5-6 foot arborvitae, and suggested that the issue could be revisited if there were issues once the station was up and running. Mr. Cadin stated that there was a tree on the property that had the root system disturbed by excavation. Mr. Storer stated that an arborist from Urban Tree Service has come out to look at the tree. He stated that the professional opinion was that the tree would survive the damage to the outer root system and the site contractor had Urban Tree come out to fertilize the tree to help ensure the trees health.

4. **Water Ordinance – Right of Way Property Owner Costs** - Mr. Storer stated that the City Council had approved a change to the Sewer Ordinance to waive the cost of the Sewer Connection/stub fees and it was brought up that the Council might want to consider the same in the Water Ordinance. Councilor Varney asked why we might not want to do the same for the Water. Councilor Willis suggested that where the water is not a mandatory connection it is the property owner’s discretion to connect and there may be a considerable cost depending on the size of the service. The Committee decided not to act on the issue at this time.
5. **Riverwalk Committee Request Hillsdale Drive Boat Launch** – Mr. Storer stated that the Riverwalk Committee would like to put in a kayak or canoe launch area with a dock on Hillsdale Drive. He stated that he believes the Committee does have permission from the State and from the School Department and he believes that the City Council would need to give approval for this use of City owned property. Mr. Storer stated that he would have the DPW stage an area for parking and the City Attorney would need to ensure that the City liability insurance would cover. Councilor Varney and Chairman Torr suggested that they would like to see a plan prior to approving the use. Mr. Storer stated that he would discuss it with the Committee and come back with a plan.
6. **Pavement Rehabilitation Program** – Mr. Storer introduced Mr. Straub from CMA Engineers. This is the consulting company that has done the pavement conditions assessment. Mr. Straub stated that the list that was distributed this evening is for the 5 year plan that incorporates the streets that need preservation, and the streets that need actual reconstruction or paving. He stated that the plan also takes into account the current and pending City CIP Projects. He stated that the assessment shows that the City needs to spend approximately 2-2.5 Million annually to maintain the current overall rating. Mr. Straub stated that the City has been doing approximately that amount, and with the currently budgeted CIP Projects and the annual Paving Project budget we should be able to continue at the current rating. Mr. Straub explained how the Streets were selected by

the system and stated that there will be a need to tweak the list depending on the priorities given to arterials and rural roads. Councilor Varney asked about the availability of the overall data on each street. Mr. Storer stated that the information has been put up on the City's website and each street's numerical value could be looked up. Mr. Storer further stated that we are in the process of putting up a more interactive map on the website that Councilors and citizens could use to look at each street and the planned work for each year. Councilor Varney asked if we had enough funding programmed in the FY18 Budget to complete the recommended Preservation and Rehabilitation listed for the first year. Mr. Storer stated that we do. Mr. Storer stated that the first year's plan also shows that Wakefield, Woodman and Myrtle Streets would be paved as part of the CIP paving. Mr. Storer stated as those projects are likely to be delayed due to debt service concerns his plan, should that delay occur, is to de-authorize the bond funds of the projects but to leave enough of the funds authorized in order to do a pavement overlay which would maintain them until the projects are funded in later years. Councilor Varney stated that the Council would prefer to complete the overlays with cash as opposed to bonding and asked how much additional funding would be needed in the FY18 Road Paving budget to complete that work. Mr. Storer stated the estimated cost for Wakefield Street is 125,000 and Woodman & Myrtle is estimated at \$70,000. The total would be \$195,000. Councilor Willis asked if the assessment program had taken arterials and collector roads vs. rural roads into account. Mr. Staub stated that they had intentionally not used those criteria in order to come up with an overall assessment of the City of Rochester's streets. Chairman Torr stated that Bernard Street is on the list and that road sees very little use. The Chairman stated he was not in favor of paving that road this year. Councilor Keans questioned why all streets were not on the presented list. She specifically asked why Brock Street was not on the preservation / crack sealing list. Mr. Storer stated he believed it had been crack sealed this past season and said he would check into it. Mr. Staub stated that the list presented was for only those streets in the 5 year plan. Mr. Staub clarified his earlier statement about arterial vs. collector roads, he said that while these criteria were not used to exclude roads in the assessment process they are used to determine how quickly a road will deteriorate or become priorities. He stated that the assessment is to be used as a guideline and that changes should be made to reflect the priorities as needed. Mr. Storer stated that the in house paving program would address some of the smaller streets that come up on the list. Councilor Varney asked how often the road assessment would need to be repeated. Mr. Staub stated that the actual driving assessment should be completed every 5-8 years. The discussion continued and the consensus of the Committee was to add the \$195,000 for the paving of Wakefield, Woodman and Myrtle Streets to the currently proposed FY18 CIP paving budget and to fine tune the list of streets to be paved at next month's meeting

7. **Project Deauthorizations** – Mr. Storer stated that he has been going through the list with Finance Department and with his staff. He stated with the exceptions noted by

Chris Bowlen and the direction from the Committee regarding paving he had estimated more than \$5.8 million that could be up for de-authorization. He further stated that that number would need to be fine tuned to reflect the clarifications made tonight but he was looking for a time frame as to when he should start proceeding with the agenda bills to de-authorize. Councilor Varney stated that there is not a deadline to complete this, but it is necessary to clean up the authorizations and projected projects to get a good picture of our debt service. Mr. Storer stated that he has put the DHHS upgrades in for de-authorization, but wanted to let them know it could be needed and a request would have to be made at that time. Councilor Varney said that to leave those appropriations as they are in case it comes up. Councilor Willis asked if we decided to put off Strafford Square where would that leave us with the State of NH and the Federal Funds. Mr. Bezanson stated that we will be completing the utility costs this construction season and the plan is to go out to bid for construction this winter. He stated that the State of NH has programmed their portion to accommodate that schedule and they are currently looking to get us more funding from their side. Councilor Willis asked for a status of the funds available including the percentage of what the state's portions is. Councilor Varney asked for a full summary like they were given on the EDA Project. Councilor Willis asked if we could find out the ramifications of pushing the project out a few years.

8. **Unaccepted City Streets** – Mr. Storer said this item is on the agenda to address the Laura Drive issue. He stated that staff have done research on the road and can find nothing that states it was ever accepted as a City Street. He said there are many technical reasons for not accepting it but the fact is that we have been maintaining it for 20-30 years. Mr. Storer stated that he believes this should be put up for a vote prior to spending any additional City resources on this road. Councilor Willis discussed his development on Chesley Hill Road, Chesley Farm Estates. He stated that he had a neighbor that needed water dig safe markings completed prior to digging on their property and as the City staff does not mark out private property the City Staff did not go out. He thought this to be unacceptable as the residents are paying the City for water. Councilor Willis stated that if the water line had been broken the City staff would likely have been called out for an emergency repair. Mr. Storer stated that the ordinance provides for that type of emergency work to be completed and the developer would have been invoiced. Councilor Willis said the City needs to come up with a policy that includes a statute of limitations where developers will need to finish these projects within a specific amount of time or the City will seize surety or bonds and finish them. Chairman Torr agreed that a process needs to be put in place. Mr. Storer stated that he empathized with the Councilor in regards to his project but he would like to address the Laura Drive situation as soon as possible. Councilor Varney suggested that the Director bring back the list of unaccepted streets to the Committee after the budget season and they could look at those to accept and ask the planning department to revise the project acceptance procedures to include deadlines for road acceptance.

9. **Colonial Pines** - Mr. Storer stated that they had completed the process of obtaining a temporary construction easement from the owner of Rokon and that SUR will be proceeding and should be able to complete the project this construction season. Mr. Storer stated that there is a Public Informational Meeting regarding the sewer extension project on Monday May 22, 2017 in the Belknap Room at the Frisbie Hospital Conference Center.
10. **Old Dover Road Consecutive Water System** – Mr. Storer stated that he had put this on the agenda just to keep the City Councilors in the loop. He stated that the City had received a letter from NHDES inquiring about the status of connections to the water line that comes into the City on the Old Dover Road and supplies water from the City of Somersworth. He stated that NH DES sees this as a Consecutive and Separate Water System that need to have its own testing and reporting. Chairman Torr asked if this is the water line to Toys Mobile Home Park. Mr. Storer stated that the line that is fed from Somersworth does supply that park, Constitution Way and several homes on Old Dover Road as well.
11. **Downtown Crosswalk Safety Program** – Mr. Storer stated that the report is in from Tighe & Bond regarding recommendations for crosswalk safety. Chairman Torr would like to see something different in the downtown. Mr. Storer stated that Councilor Keans had suggested some previously used stamped and ornamental pavement markings. Councilor Willis stated that the cost is too high and they wore off too quickly. Councilor Keans stated that it was much more visible to traffic. Councilor Willis stated that thermoplastic might be ok to contract out in the downtown but switching the in house painting change to the continental style markings that are much easier to paint. Mr. Storer stated that he would have staff start with the Continental style markings now and if they want something ornamental in the downtown we could contract that out with existing funds. The Committee was in agreement to use the Continental Markings.
12. **Rt. 125 Pedestrian Bridge Approach & Dewey Street Pedestrian Bridge** – Mr. Storer stated that the bids had been opened for the Rt. 125 Pedestrian Bridge Approach Project. He stated that Northeast Earth Mechanics was the only bidder and it was much too high. He stated that in house staff is going to do the concrete sidewalk approaches and we will be contracting out the guard rail. Councilor Keans stated that she would like to see a fence similar to the one used on the slope at the Columbus Avenue end of Brock Street. Councilor Willis stated that the fencing would not withstand the traffic impact if needed. Mr. Storer stated that due to the slope and embankment going down to the river we need to put in the higher rated guard rail. Councilor Keans was still opposed. Councilor Willis stated that he had received a call from a resident that walks this bridge often and he stated she had concerns for the amount of wear and tear already showing on the wood decking. All of the Committee stated that they had received the same call. Councilor Varney stated that he had gone to look at the bridge and that there was no issue of concern with the decking. Chairman Torr stated that where the wood was marked up it

was likely caused by the sidewalk tractor. Councilor Varney stated while on the subject of pedestrian bridges we should probably discuss the Dewey Street Pedestrian Bridge. Councilor Varney suggested we should use something other than wood decking as something else such as steel might last longer. Chairman Torr stated that he would prefer steel or something as sturdy. Mr. Storer stated that they looked at the most economical materials. Chairman Torr asked for life expectancy of the 3”X8” boards that are proposed. Mr. Storer estimated 15 years. Councilor Keans stated this was not an economical bridge as it is 10 feet wide. Mr. Storer stated that the single span bridge is the economical choice as it avoids the cost of engineering associated with building a narrower bridge with several sections that would require putting in abutments, pilings and supports in the river. He stated that the Army Corps Engineers would need to be involved and there would need to be an archeological assessment as well as additional permitting. Councilor Keans stated she is considering putting off the bridge work and she wanted to know how long the delay would be with the Army Corps involvement. Mr. Storer stated that we could re-engineer a narrower bridge and possibly be constructing it next summer but there would not be any cost savings to doing that. Councilor Keans stated that she had issues with the width of the new bridge and she stated she was concerned that the City would not be able to keep motorized vehicles off it. Councilor Willis stated his concern as well and suggested not even the sidewalk tractor be allowed on it. He further stated that he was pleased with the chicaine system that will be used to assist with discouraging any motorized vehicles that want to use it. Councilor Varney stated the reason for bringing the topic up was to discuss the use of the steel or something more durable instead of the wood decking. Mr. Storer stated that he would look into the cost associated with changing the decking. Chairman Torr stated that he would like each Councilor to express their thoughts on whether or not to proceed with the bridge as the full Council will be voting on the requested supplemental appropriation next week. Councilor Willis stated that he is not opposed to replacing it now but we put in a budget to build a pedestrian bridge and we tried to design something to keep in line with that budget. He stated it would be nice if there was a way of scaling something back so that we could be within budget. Councilor Willis stated that this is a bridge of convenience not a bridge of necessity. Councilor Varney stated if we do not replace it now we will need to spend a considerable amount of funds to repair it just trying to get by and we are still unsure of the safety. Councilor Willis agreed; this bridge is at the end of its life expectancy. Councilor Hamann stated that the bridge is used often by many people and he believes we should replace it. He also stated that he is concerned for the current bridge center span. He said that 12 pounds per square foot rating does not seem safe to him. Councilor Keans stated that she is not convinced that the bridge is unsafe. She voiced her concerns about the trust to conserve the Hanson Pines. Councilor Keans stated that a 10 foot wide bridge in a park area was not a plan she would support. Councilor Varney stated that the Trustees have voiced their support for this bridge and

the project and he stated that there is not a problem with the trust. Councilor Barnett stated that with the concerns for maintenance and safety he believes this is the time to replace the bridge. Councilor Barnett stated that he is not an engineer and he would have to defer to the bridge engineer to determine the necessary width of the bridge. He stated that there may be technical specifications required and that was the determining factor for the width. Councilor Willis asked if the 10 feet was an industry standard for prefabrication. Mr. Storer stated that the width was dictated by the length. He stated that the longer the bridge the wider the span necessary for lateral support. Mr. Storer stated that the engineers looked at narrowing it and there was no cost savings to doing that and we would have lost the lateral stiffness. There was additional discussion about a narrower bridge and how it was ruled out due to increased cost associated with doing that.

13. **Granite State Business Park Lighting and Pedestrian & Bike Lane** – Mr. Storer stated that the bids for lighting will be opened on Thursday, May 25 and if the additional funds requested in the TIF budget are approved there should be sufficient funding to complete the project.
14. **City Hall Annex** – Mr. Storer stated that this project is moving along and he expects that it will be ready for move in early July. Mr. Storer stated that the furniture will be ordered soon and that he expects the overall project will be completed with a surplus of \$100,000 that could be de-authorized. Chairman Torr asked if the cupola on the Annex would be replaced. Mr. Storer stated that the current cupola is in poor shape and it will be replaced. Councilor Varney asked if that included paving the City Hall Parking lot. Mr. Storer stated that the project budget did not include paving the entire parking lot. Councilor Keans stated that this Committee had removed the paving of the parking lot from the FY17 budget and had plans of paving it when the project was completed. Mr. Storer stated that he could get a price for paving. Councilor Varney stated that the surplus from the project should be used to pave the parking lot and if there are additional funds necessary Mr. Storer should get a request on the June 6, 2017 City Council Agenda.
15. **NP DES Permit and MS4 Permit** – Mr. Storer stated there was no update for this. The status has not changed.
16. **Other**
 - Keay Field** – Councilor Varney asked the status of the Keay Field Agreement. Mr. Storer stated that Norway Plains has gone back and reviewed the boundary survey completed in 2000 and they have confirmed the previous findings that 50' was set aside for a contemplated City Street and that information was shared with Chris Stillson from the Keay Field Association. Mr. Storer stated that he believes that Mr. Stillson and the City Attorney are working on a lease agreement for the property in order to build the dugouts.

Councilor Hamann made a motion for adjournment at 9:25 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.