

Public Works and Buildings Committee

August 17, 2017

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

Councilor Ray Barnett

Councilor James Gray

Daniel Fitzpatrick, City Manager

Blaine Cox, Deputy City Manager

John MacLean – Interim Director of City Service

Michael S. Bezanson, PE - City Engineer

Owen Friend-Gray, Assistant City Engineer

Lisa J. Clark, DPW Admin and Utility Billing Supervisor

Todd & Michelle Bourasso, 12 Laura Drive

Kurt Morton, 6 Laura Drive

Dale Labrecque, 2 Laura Drive

Russell Sanford, 8 Laura Drive

Alex Klevitch, 11 Laura Drive

MINUTES

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

1. Approve minutes from the July 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 July 20, 2017 Public Works Committee meeting. The motion was seconded by Councilor Varney. The Motion passed unanimously.

2. Public Input – There was no public input. Several residents are in attendance to discuss Laura Drive, item #7 on the Committee agenda

3. Laura Drive – Councilor Varney requested that the Committee move this item up on the agenda as there were several residents in attendance. Mr. Friend-Gray stated that City Staff has determined that Laura Drive is owned by Brocks Lumber Inc. He further stated that the Brocks are willing to deed the street over to the City if the City would like to take ownership. Mr. Friend-Gray stated that if the City Council would like to take ownership

of the Street then the DPW would like guidance as to whether they want to accept it as is, or do they want the City to have the staff make plans to bring the street up to City Standards. The Committee was in favor of accepting the Street if there are no fees associated with the deed transfer from the Brocks to the City. Councilor Gray asked if there would be cost to update deeds and survey work. Mr. Friend-Gray stated that there would be just the one fee to register the deed transfer. He noted that none of the abutters had any ownership of the road, just a right of way to pass through it. Councilor Varney asked the residents of Laura Drive to let the Committee know how they feel about paving or not paving the street. Mrs. Bourasso stated that she has been pleased with the City's maintenance and that she and her husband would like the road left a dirt road. Mr. Morton spoke next. He agreed that the City has maintained the road well and he discussed the cost of City time and materials to keep repairing the dirt road. He stated that he would like to see the street paved and he thought it would save the City money in the long run. Mr. Sanford stated that he would like to see it remain dirt. Mr. Klevitch spoke. He stated that he and his fiancé have recently purchased their home and that they bought the home on a dirt road as it gave them the rural country feeling that they were looking for and that they would like it to stay this way. Dale Labrecque stated that she lives on the corner of Laura Drive and Lowell Street and she doesn't care if its paved or not but she has concerns that the road maintenance staff pay attention to the boundaries as they keep cutting further and further on to what she believes is her property. The Committee discussed possibly paving the road in the future but leaving it as is for now. Councilor Varney suggested that the staff look into the annual cost for maintenance so that when it comes time for paving discussions we will be able to weigh the cost vs. paving costs and that staff should determine the boundaries to make sure that we are not working on Ms. Labrecque's property.

Councilor Varney made a motion to recommend the full City Council direct the City Manager to have Staff work with the Brocks to have the deed transferred to the City so that the full Council can vote to accept the street in the current condition and continue with maintenance and other City services. Councilor Hamann seconded the motion. The motion passed unanimously.

- 4. Water System Compliance Question Regarding a website reporting–** Mr. MacLean stated that the staff has been made aware of the Environmental Working Group's website that has made an assertion that there has been a violation of safe drinking water standards. We have looked into this and there are no serious violations or any violations that substantiate those remarks. Councilor Varney suggested that we reply to this and ask that they take the postings down. Mr. Fitzpatrick stated that staff could draft something up in response.
- 5. Salmon Falls Road Sewer Main Repair -** Mr. Maclean stated that there had been a sinkhole and that staff investigated the problem and determined that the 10" sewer main had been compromised. He stated that there had been one repair and that staff had had

video inspection completed on the entire section and determined that the line is in need of immediate repair to avoid additional problems in the area. Mr. Maclean stated that staff is willing to go forward with existing funds to repair approximately 300 feet of the approximate 2100 feet of line. He noted that these 300 feet of repair are not consecutive feet but many 2 to 7 foot sections totaling 300 feet. He stated that while this would get us by for awhile, a much bigger project of lining the full pipe will be needed. He stated that these cost could be a least \$350,000. Mr. Bezanson stated that what we would be doing initially is patching some holes in expectation of lining the entire 2100 or more feet. Mr. Fitzpatrick asked that if given the \$350,000 could you make the entire repair. Mr. Bezanson stated that it is a rough estimate but yes, that is what should be done. Mr. Fitzpatrick asked how long that repair would last. Mr. Bezanson stated it would last 50 or more years. Councilor Varney asked where this section of Salmon Fall Road is. Mr. Bezanson explained it is in section between Tara and Oxbow Lane. Councilor Varney asked what would be the effect on capacity if the pipe would be lined. Mr. Bezanson stated there would not be a real loss of capacity as the materials are very thin but strong and due to the smoothness would allow it to flow much more smoothly. Mr. MacLean stated that we would regain the capacity that has been lost due to the failing of the current pipe. Councilor Keans asked why this section of pipe is so poor. Mr. Bezanson stated the age of the pipe and the existing wet ground conditions in the area have contributed to the failure of the pipe. He further stated that when Tara Estates was developed they extended the sewer from this pipe, so the section going to Tara is much newer. Councilor Varney suggested that this would be a supplemental appropriation. Mr. Bezanson stated that staff could do additional site investigations and come back to the Committee with the full scope of the total repair. Mr. Fitzpatrick asked if this could wait until next month. Mr. Bezanson stated it could and that the work could be done very late in the season if necessary he stated this type of work does not require any digging as they work from manhole to manhole. Councilor Varney suggested that this should be completed.

Councilor Varney made a motion to recommend that the full City Council authorize a supplemental appropriation for the repairs of the sewer main on Salmon Falls Road.

Councilor Hamann seconded the motion. The motion passed unanimously.

The Committee discussed funding with the Sewer Fund Balance in order to move the project forward quicker and to bond the project later.

6. **Paving – SB38 Funding** – Mr. Bezanson stated that he had prepared the paving list to accommodate the additional SB38 Highway funding. The list included Clow Court, Nadeau Drive, several sections of Portland Street, Sampson Road and Woodside Lane. He stated that these were the next streets to come up on the Pavement Assessment Program. Councilor Varney asked which streets on the two paving lists would be completed this construction season and which would be done in the spring and summer of next year. Mr. Bezanson stated that staff is working with the paving contractor on the

priorities list. He stated that all of the streets in the Woodman & Myrtle area are priority, as is the Dry Hill Road due to the necessary culvert repair. He stated that Wakefield Street will have to wait until next summer as it will be too disruptive while school is in session. Councilor Gray asked about Academy Street. Mr. Bezanson stated that he didn't know if it was on the five year lookout and he stated he would need to update the pavement assessment tool with this year's paving to see where Academy would fall in the plan. Mr. Fitzpatrick asked that Mr. Bezanson update the Committee once he knew where Academy Street would fall into the paving plan. Councilor Varney stated that it appears that this paving list would take us through most of next year's season. Mr. Bezanson stated that he believed this list would likely take all of next season to complete. He estimated 12 to 14 months. Councilor Varney suggested that staff should look into finding a way to schedule the paving prior to the end of the season and make a recommendation to City Council to get on a schedule to appropriate the funds and get the contracts in place to have the work completed during the following season. Mr. Fitzpatrick suggested that the paving list should be determined in the winter prior to the budget process. Mr. Bezanson stated that he would like to spend a portion of the Pavement Preservation funds on a ¾" overlay in the downtown area. He stated that this would also give us the opportunity to re-stripe the crosswalks, the parking lanes and the traffic lanes in the downtown area. He stated that this would both improve the safety and preserve the pavement in the *downtown*. Councilor Varney asked if staff would still have funds and time for crack sealing this season. Mr. Bezanson stated that he hasn't laid out the exact plan but we would be doing both the downtown and the crack sealing.

Councilor Hamann made a motion to recommend that the full City Council support the ¾" overlay of the downtown area. Councilor Keans seconded the motion. The motion passed unanimously.

7. **Lighting Olde Farm Lane** – Mr. MacLean stated that Mike Riley had met with Eversource and an electrical contractor to get cost estimates for the different options to repair the lighting issue on Olde Farm Lane. He stated that the least costly option would be to have wood light poles with over head wiring and cobra head lamps installed. He stated that this estimate is approximately \$12,500. Mr. MacLean stated that the second option would be to repair the three areas that have been identified as the current problem. This option would cost approximately \$25,000 and would leave the current decorative light posts in place and put conduit in the areas where the work would be completed. He further stated that the same type of problem could reoccur over and over again and we would have to continue it make the same type of repairs as that happens. Mr. MacLean stated that the third option would replace all conduits and update all of the light posts and electrical connections at a cost of \$100,000. Mr. MacLean stated that the DPW would like guidance from the Council as to how they would like us to proceed. Councilor Varney asked if the decorative lampposts would be removed if they went with the Cobra head lights. Mr. Friend-Gray stated that the decorative lamps would be

removed. Councilor Keans was opposed to removing the decorative poles and replacing with cobra heads. Councilor Varney stated that if the underground wiring is not encased in conduit it cannot be left that way. Chairman Torr suggested doing the full replacement keeping the decorative lighting. Mr. Fitzpatrick stated that this could come back to the Committee next month and staff would work together to come up with a recommendation for financing from the Finance Office for the full \$100,000 option.

8. **Dewey Street** – Mr. Bezanson stated that the project is on schedule and that the bridge is being fabricated. Construction and preparation for the bridge will start happening in September. Mr. Bezanson stated that he was looking for input on the color of the bridge. He stated that he and the engineers had selected 3 colors, brown, green and gray. He stated that his recommendation is use the brown as it would blend best into the wooded area and it may require less future maintenance. Councilor Hamann and Councilor Keans agreed that the brown would make sense.
9. **Water Fund De-authorizations** – Ms. Clark distributed a list with recommended de-authorizations for water fund accounts. She stated that Wakefield Street project was not quite ready for de-authorizations. She stated that the de-authorizations for the water fund and possibly the sewer fund would be on the October City Council meeting agenda.
10. **Yvonne Street Drainage Repairs** – Mr. Friend-Gray stated as the result of a sink hole that developed the City staff had to dig up the drainage line on Yvonne Street. He stated that further investigations have proven that the line has deteriorated to a point that a large scale repair is required to prevent future collapse and possible sink holes. The repair is estimated at \$100,000 and may require a supplemental appropriation. Councilor Varney suggested using the appropriated Corrective Drainage funds for the repair. Mr. Bezanson stated that the corrective drainage funds are currently planned for the culvert repair on Dry Hill Road and the for the drainage work associated with the City Hall Parking Lot. He stated that the available funds would not cover this project as well. Councilor Varney asked if this needed to be completed this fall. Mr. Bezanson stated that it should be done before snow fall to prevent additional sink holes. Councilor Varney asked if City Hall paving would be started this year. Mr. Bezanson stated that if the parking lot at 38 Hanson Street is constructed quickly enough there could be time to start the City Hall parking lot, but he stated that the paving would be in the spring or summer depending on contractor's schedule. Councilor Varney stated that the City Council had approved the \$100,000 for paving but did not know that there was an additional \$150,000 needed in drainage work to be done as well. Councilor Varney asked if there was still an expected \$100,000 in surplus funds for the Annex Project that has not been allocated to something else. The City Manager stated that it was still on that track. Councilor Varney suggested that the drainage repairs on Yvonne Street and Dry Hill Road come first and that we address the City Hall parking lot in the spring.
11. **Ground Water Development Zone RCH-4** – Mr. Bezanson stated that this item is just informational. He distributed a map that showed the area in Gonic where this

Groundwater Development Zone #4 is located. He stated that the property owner had inquired if the City was still interested in this area for groundwater wells. Mr. Bezanson stated that this is one of the next priority areas that we will be look at for development. He stated that this one is located near the Isinglass River and we will be beginning the site investigations and installing some test wells. Councilor Keans asked if we would run into the same restrictions as we have with the wells next to the Cocheco. Mr. Bezanson stated that NHDES may impose similar restrictions. Chairman Torr mentioned the development #3 Zone which is along the Salmon Falls River in East Rochester. Mr. Bezanson stated that that area has not been explored and that it will require negotiations with the property owner. He stated that Zone #1 produced the current Cocheco Well. Zone #2 is included in the same permit as the Cocheco Well and therefore has the same restrictions.

12. Other

Salmon Falls Road EDA Project : Councilor Varney asked when the final paving will be completed. Mr. Friend-Gray stated that the last portion should be paved with in the next 1-2months.

Western Ave PS & Franklin Street Area Reconstruction: Councilor Varney asked what the status of the Change Order for this project is. Mr. Bezanson stated that the contractor will be working through to next summer as a result of the change order that included water, sewer and drainage work on the numbered streets in the project area. Council Varney asked if the Western Ave. Pump Station was up and running. Mr. Bezanson stated that it is. Councilor Varney asked if the resident that was worried about noise had made any noise or odor complaints since it has started up. Mr. Bezanson stated there were no complaints that he has been made aware of. He stated that the contractor would be planting the arborvitaes as discussed previously. Councilor Gray asked if access has been opened up over to Winter Street. Mr. Bezanson stated that he believed it was, and if not it would be soon. Mr. Bezanson stated he would check the status and update the Councilor.

Colonial Pines Project: Councilor Varney asked for the status of getting the pipe under the Spaulding Turnpike. He stated that the pipe jacking of the sleeve has been progressing well but that they have run into an obstruction. They are working on eliminating that and expect to be another couple of weeks. Councilor Varney asked if the next phase of the project is in design. Mr. Bezanson stated that we have a conceptual design now and expects final design and bidding to occur over the winter for work to begin in the spring.

Columbus Ave Pedestrian Bridge – Councilor Varney asked the status of the one bid we received on this project. Mr. Bezanson stated that staff is working with the one bidder to come up with a guardrail system that is within budget and safe but maybe not as costly as the system requested in the bid docs. Councilor Keans stated that the y needed to simplify the rails and use something like the fencing on the end of Brock Street.

Chairman Torr suggested that safety seems to be an issue as it is now. Mr. Fitzpatrick suggested this become a priority to be completed prior to winter.

Finance / Postponed Projects: Councilor Varney stated that the Committee should start working on a project priorities list. He stated that the City Council had postponed many projects and that they need to decide what the order of priority is to bring them back.

Downtown Lighting Project: Councilor Hamann asked if the downtown lighting project was going to start up soon. Ms. Clark stated that the Buildings & Grounds staff would soon be purchasing the new globes and upgraded LEDs to be used in the downtown area.

Chairman Torr made a motion to adjourn at 8:42. Councilor Hamann seconded the motion. The motion passed unanimously.

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