

**Public Works and Buildings Committee**  
**Meeting Minutes**  
**October 18, 2018**  
**Council Chambers**

**MEMBERS PRESENT**

Councilor Ralph Torr, Chairman  
Councilor Ray Varney- Vice Chairman  
Councilor Sandy Keans  
Councilor David Walker

**MEMBERS ABSENT**

Councilor Geoffrey Hamann

**OTHERS PRESENT**

Peter C. Nourse PE, Director of City Service  
Daniel Camara, GIS / Asset Management  
Lilian Hurn, 9 Hiltons Lane  
Daniel Noel, 39 Eagle Drive  
Colin Lentz, Strafford Regional Planning Commission

**MINUTES**

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

**1. Approve minutes from the September 20, 2018 Public Works & Building Meeting.**

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

*Councilor Varney made a motion to accept minutes as presented for the September 20, 2018 Public Works & Building Committee meeting. The motion was seconded by Councilor Walker. The Motion passed unanimously.*

**2. Public Input**

Ms. Hurn of 9 Hiltons Lane addressed the Committee with concerns for Hilton Lane. She stated she would like to see sidewalks on Autumn Street in East Rochester. Ms. Hurn also mentioned that there are dead trees in the Cul-de-sac on Hiltons Lane that she would like to see removed and replaced.

Mr. Noel of 39 Eagle Drive addressed the Committee regarding concerns for the roadway maintenance and he stated that he would like the Salmon Falls Road from Tara Estates to Whitehall Road better maintained and he would like to see it paved.

**3. Strafford Regional Planning Commission (SRPC)**

Mr. Nourse introduced Colin Lentz from SRPC and stated that Mr. Lentz was at the Committee to answer any questions the Councilors might have regarding the ten year plan. Mr. Nourse stated that he put this item on the agenda to begin the conversation regarding the current items listed in the SRPC's long term plan and the ten year transportation plan. He stated that there is a two year cycle and He stated that this is the

time for input and priority setting for the next submission. He stated that there are some items in the long term plan that were submitted last October that are waiting to get into the ten year plan and he reviewed the project currently in the long term plan. There was discussions regarding the Lowell Street intersection that is currently listed in the ten plan. The Committee was in agreement that this project should be swapped out for a higher priority project. There was discussion regarding the Charles Street / Columbus Ave intersection, or the Old Dover Road intersection and the bridge replacement and widening of RT125 near Brock Street. Councilors Walker and Keans suggested a signalization synchronization project and / or corridor study for Rt. 125 from Lowell Street down to the Turnpike signal. Mr. Lenzt stated that the projects that are currently listed in the plan were put in there by request or recommendation at some time prior to his history with SRPC. He stated that the long-term plan can be adjusted and that he would like to work with this Committee and with Mr. Nourse the DWP to determine a more concise list of 7 or 8 projects that can be submitted. He stated he was here tonight to start that conversation so that the list can be determined and all can be in agreement as to what should be submitted in 2020. He mentioned that there are also Congestion Mitigation and Air Quality plans that can be bundled with the 10-year plan and he discussed the Rt125 traffic congestion and bridge widening as an example. Councilor Torr discussed the issues with traffic mitigation along the Rt.11 Corridor as well. He discussed the lack of sidewalks on that corridor and his concerns for pedestrians walking to and from shopping centers and to town. Councilor Torr also discussed the need for a traffic signal at the Cocheco Mobile Home Park and Northgate Apartment Complex. He stated that there are approximately 250 separate homes that cannot enter that roadway safely. Mr. Lenzt stated that approximately \$700,000 dollars has been appropriated by NHDOT for corridor studies and RT.11 has come one of the top 3 NH roadways for consideration for those funds. Mr. Lenzt also discussed that Transportation Alternative Plans (TAP) Grants have become available for sidewalks or downtown improvement projects. Mr. Nourse discussed the Planning Departments contract with VHB Engineers for the City's Master Plan which will also identify and prioritize transportation issues within the City. Mr. Nourse stated that the DPW will be working with Planning and VHB on this but the information will not be ready to assist with this cycle that is due in May. Mr. Lenzt stated that SRPC has been given funds to hire consultants to assist with project cost estimates and that the State wide RPC's have determined a ranking system to evaluate projects state wide. The Committee asked if Mr. Lenzt would come back and continue to work with City Staff and the Committee to determine the projects and the priorities for submission. Mr. Lenzt stated he would return.

#### **4. Paving**

Mr. Nourse gave an update on the completed paving. He stated that all roads accepting Sampson Road have been at least base paved and those will be top coated in the spring. He stated Sampson Road is going to be done in the spring as well. Mr.

Nourse stated that the corrective drainage and paving will be completed on Osbourne Street prior to winter. Mr. Nourse stated that the Pavement Condition Index (PCI) model has been updated with the recent pavement projects. He displayed two lists on the monitors that listed the streets that have come up as recommendations for paving and maintenance. Mr. Nourse stated the list needs to be edited to reflect upcoming CIP projects and pending developments. Mr. Nourse stated that there is 1.2 million in the FY2019 budget that will be use once the City selects the streets and goes out to bid this winter. He stated that he will come back to the Committee next month with the final recommended list for discussion. Councilor Varney suggested that the list will need to be prioritized taking into consideration which of the CIP projects that were deferred that we will bring back first. Mr. Nourse stated that he believed that the Woodman / Myrtle Project would be the first to come back and then Wakefield Street.

**5. City Hall Glass Enclosure Replacement Supplemental \$7800**

Mr. Nourse stated that this was on the agenda last month and the Committee asked him to gather additional information regarding this project. He had several pictures displayed on the monitor that showed the damaged glass structure. Mr. Nourse stated that he has looked into the issue and that the damage is due to age and possibly some damage from a tree that was formerly located in this area and did overhang the structure. He said it is not from falling snow or ice. He said the seals are broken between the two planes of glass causing fogging and leaking. He said in one section the outer pane of glass is missing. He stated that there is significant leaking and that there have been staff complaints about misting and leaking in this stairwell when it is raining. Mr. Nourse stated that we had worked with a vendor to determine the scope of the project and budgeted \$22,000 based on that information. He said the project went out to bid and the City received two bids. He stated that the low bid is \$28,500 and the other was \$37,500. The contractor that assisted with the budget did not bid. Mr. Nourse stated that he is looking for supplemental of \$7,800 to get the project completed.

***Councilor Walker made a motion to recommend the full City Council authorize a supplemental appropriation of \$7,800 from the general fund un-assigned fund balance for the City Hall Glass Enclosure project. The Motion was seconded by Councilor Varney. The motion passed unanimously.***

**6. Colonial Pines Project**

Mr. Nourse stated that the Railroad Ave connection to the sewer interceptor is complete. He stated that the consultant is working on the design and bid documents. He estimates those plans are at approximately 95% and he stated the project will be going out to bid this winter. He had a display on the monitor depicting the phases of the work do done within the Colonial Pines Development. Councilor Varney asked if the residents are being kept informed. Mr. Nourse stated that Lisa Clark has been keeping in contact with a resident that updates the Colonial Pines group via their Facebook page. Councilor Varney asked that they be given the updated phase information.

**7. 59 Columbus Avenue**

Mr. Nourse stated that the Rochester Housing Authority (RHA) has approached the City in regards to selling the property. They are offering it to the City for \$125,000. Mr. Nourse stated that there is a Roadway Widening Project in the CIP that has been in consideration that would widen the intersection of Columbus Avenue and Summer Street. He stated that there might be a portion of the property that is needed if that project is approved. He stated that there is approximately 60 feet of right of way now, and that he is unsure if we would need more as there has not been any engineering done yet. The Committee discussed the project. Councilors Varney, Walker and Keans did not see this as a high priority project.

***Councilor Varney made a motion to recommend the full City Council advise RHA that the City is not interested in purchasing the property at this time. Councilor Keans seconded the motion. The motion passed unanimously.***

**8. Water & Sewer De-Authorizations**

A list of Water & Sewer funds to be de-authorized at the next Regular City Council Meeting was distributed.

**Councilor Varney made a motion to recommend the full City Council de-authorize the recommended water & sewer accounts. Councilor Walker seconded the motion. The motion passed unanimously.**

**9. Other**

**DPW Facility** – Mr. Nourse stated that the engineer's contract for design and construction has been executed. He stated that he is working with other departments to complete the courtesy Zoning Board and Planning Board review processes. Councilor Varney asked what is available now for conceptual drawings. Mr. Nourse stated that we have the recently distributed drawing that depicts the approximate location and orientation of the new building on site. He stated that the consultants will be in next week to meet with the individual division managers to ensure all needs will be met. He stated that we have the original conceptual drawings of the space but these meetings are for final design of spaces. Councilor Keans stated that this location is to be considered for a future location of a fire department building and she questioned if space was being considered in the plan. Mr. Nourse stated that the positioning of the DPW on the space was set up to allow for frontage on Chestnut Hill Road to be used for a fire department building. Councilor Varney suggested a building the size of the Gonic substation should be used for the expected size. He stated that he would like it drawn into the current rendering of the site and emailed to the Council so that they could see what that would look like. Councilor Varney stated that he would like the ubbutter kept notified of the progress and plans. Mr. Nourse stated that he had met with the Mobile Home Park residents on site and he believes they are all set and understand the concept. He stated that he had asked them to share their water testing results in order to have a baseline for

any future issues that may become a concern. Mr. Nourse stated that the Mobile Home Park said they would share their test results.

***Councilor Walker made a motion to adjourn at 8:03 pm. Councilor Torr seconded the motion. The motion passed unanimously.***

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