

Public Works and Buildings Committee
Meeting Minutes
February 21, 2019
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

Blaine M. Cox, City Manager
Peter C. Nourse PE, Director of City Service
Daniel Camara, GIS / Asset Management
Renee Goodspeed, 51 Winter Street
Stephen Sawyer, Sebago Technics
Brad Whelan, Sebago Technics
Curtis Thompson, Sebago Technics
Donna Martineau,

MINUTES

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

1. Approve minutes from the January 17, 2019 Public Works & Building Meeting.

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

Councilor Walker made a motion to accept minutes as presented for the January 17, 2019 Public Works & Building Committee meeting. The motion was seconded by Councilor Varney. The Motion passed unanimously.

2. Public Input

Chairman Torr asked the people in the galley if they wished to speak to approach the podium and give their name and address.

Renee Goodspeed, 51 Winter Street – Mrs. Goodspeed spoke of the poor conditions of the sidewalk in front of her home. She read from an email that had been sent to Mr. Nourse with pictures showing the sidewalks in question. **(See attached letter & Pictures)** She stated that there is one panel of concrete sidewalk in front of her house that will be replaced by the contractor that fixed her water service leak but there are 3-4 other panels that need to be replaced as well. Mrs. Goodspeed also mention an area recently patched by the City with hot top after the removal of a tree. She stated that her contractor has given her a price of \$2,500 to replace all 4-5 panels and she would like the City to

pay for it. The pictures from the email were displayed on the monitors and are **attached to these minutes**. Mr. Nourse explained that the contractor is responsible to replace the concrete panel he had to tear up to repair the water service leak and the City staff can and will make temporary hot top repairs in the spring to the other sections. Mr. Nourse stated that Winter Street is part of the next I/I project area and those sidewalks would be replaced as part of a street scape plan that may or may not be concrete. He estimated FY2025. He also stated that while this area in photographs shows deterioration but there are numerous areas in the City that are equally as bad and many that are much worse and he stated concerns for setting a precedent for repairing upon request instead of based on evaluated need and cost effectiveness. There was a discussion of funding. Councilor Varney suggested that areas like this be looked during the budgeting process and funds be set aside for small repairs. Councilor Walker suggested getting pricing on repairs. Mrs. Goodspeed asked who would be corresponding with her on the matter. Mr. Nourse stated they could continue to be in contact via email.

3. **Columbus Ave Signal Coordination**

Mr. Nourse introduced Stephen Sawyer, Brad Whelan and Curtis Thompson from Sebago Technics. Mr. Sawyer stated that the firm had been tasked with evaluating the traffic and completing signal coordination's on Columbus Avenue from the Brock Street intersection to the Lowell Street intersection. He stated that the goal was to complete a study of the existing conditions, to implement timing improvements and to make recommendation for any additional work. Mr. Sawyer introduced Curtis Thompson to give the report overview. Mr. Thompson explained in detail the process of data gathering. He explained that from that data collected they were able to determine the peak traffic volumes during the morning and evening commute times. He explained that using new GPS and Bluetooth technologies they are able to determine the length of time it takes a vehicle to move through area of study. He stated that using this technology it was determined that the traffic peaked in the morning going south and in the afternoon/evening going north. Mr. Thompson stated that this information was then used to adjust signal timings. The timing adjustments resulted in reduced travel times through the area. The south bound morning traffic time through the area was reduced by 23% and the evening north bound traffic time through the area was reduced by 12%. Councilors Walker and Keans both stated they have notice the difference in the area and they are both pleased with the change. Mr. Nourse asked Mr. Sawyer to discuss what the newer technologies could do at other intersections. Mr. Sawyer used the GPS, camera and Bluetooth devices as examples of new detection devices that can be used at intersections. He stated that the data can be collected, interpreted and adjustments can be made in real time to signals. He explained interconnect devices that work by hardwire or radio frequency to sync the timings from one intersection to the next. Mr Sawyer explained that in the case of this study they used a gps device that allowed them to ensure that all cabinets were time synced to the same time allowing the timing adjustments to be effective. He explained

that this is not necessarily expensive technology and that improvements could be made at many of the intersections and to the different corridors into the City. Councilor Walker suggested the Rt. 11 corridor for a next area for study.

4. **NHDOT TAP Sidewalk Grant Application**

Mr. Nourse stated that the DPW had submitted a grant application for Portland Street Sidewalks from Chamberlain Street to Salmon Falls Road. This would have made the sidewalk contiguous from Downtown to East Rochester. He stated that our grant was not selected and that it was ranked 18th out of 38 submitted applications. He also stated that the projects totaled 38 million, but only 5 million dollars was made available for funding. Mr. Nourse stated the 9 highest ranked projects were funded and that we will apply again in the next cycle.

5. **Strafford Square.**

Mr. Nourse stated that the consultants and staff are currently working on the right of way issues with in the project. He stated that NH DOT has approved the list of 28 affect abutters. He stated that of the 28 there are 6-7 that have been classified as “Complicated”. Mr. Nourse explained that the “Complicated” properties would require full appraisals and then independent review of those appraisals as part of the process. He stated that NHDOT Right of Way Bureau has offered to complete the review appraisals which could save the City several thousand dollars. Mr. Nourse stated initially he was concerned about the length of time it may take for the Right of Way Bureau to complete that process, but after looking into it further and discussing with the City’s consultant, he believed that it would not likely be held up and that he is inclined to take that route. Mr. Nourse stated that he will be meeting with all the abutters individually over the next few months to get the agreements and compensations completed prior to the having an informational meeting in late spring. Councilor Keans stated she would like to see the Public Information Meeting held sooner rather than later. Mr. Nourse stated that the design is completed but typically the questions asked at these meetings is regarding individual impact and he does not have that information to pass on yet. Councilor Varney stated that it would make sense to wait until the appraisals and individual impact are known. Mr. Nourse stated that the project schedule is not known yet as we have to complete the right of way process first, and then we will need to reach out to the utility companies to be sure they are on schedule prior to putting the first phase of utility relocations out to bid. Councilor Walker stated that he is often approached about the status of this project and he would like the meeting held as soon as possible and suggested early May. Mr. Nourse stated that he could have the meeting but reiterated that unless these individual impacts and survey are completed he will not be able to answer many of the questions that will be asked.

6. **Woodman Myrtle Area Roadway & Utilities Project**

Mr. Nourse reminded the Committee that this project was the follow on project to the Catherine Sheridan project that was completed a few years ago. He stated that this

project is approximately 90% complete with some permitting issues to resolve over the next few months. Mr. Nourse explained that due to resident and Councilors concerns Academy Street is added as an alternate and due to concerns for the water & sewer infrastructure Liberty Street and a portion of Charles are also alternates to be considered during the budgeting phase. Mr. Nourse stated that the base project is estimated at \$4.5 million with the alternates it is estimated to be \$6.8 million. Mr. Nourse put up a display of the project area with some picture of the historical aspects of Woodman Park. He stated that he would like City Council input on what they might like included in the park restoration. One picture showed a fountain that was in the park previously. He stated that a walkway to the intervale might be an option. Mr. Nourse stated there are also some changes to the traffic pattern in the project area and he explained that this would be discussed again prior to bidding in the fall. Councilor Varney asked if this is in the budgetary plan that has been discussed. Mr. Nourse stated that it is in the plan.

7. DPW Facility Update

Mr. Nourse stated that the test pits and boring will be completed in the next couple of weeks. He stated that these would be completed within the foot print of where the building will be placed on the property. He stated that the design is proceeding and he would like to address the question that was brought up regarding green technologies to be used. He stated that this will not be a green LEED building as it would be cost prohibitive to build a DPW Facility to those standards. He stated that this building is going to be built to the current required codes and where it make sense to build in enhancements that have a reasonable payback period those would be implemented. He explained that the consultant have met with Eversource and determined that many of the enhancements will also qualify for incentives from Eversource. Mr. Nourse stated that currently the heating fuel source for the building is being designed for propane which is the more efficient than oil, but more costly than natural gas. He said that it is estimated that we would need to have four (4) two thousand gallon tanks on site to accommodate the facility. This would take up a considerable amount of space on site. Mr. Nourse noted that propane is about 1.50 per gallon and natural gas is about .90 cents and that it is about the same btu e. He stated that the City Staff and the consultants will be meeting with Unitil to determine the feasibility of running natural gas up from Chestnut Hill Road or in from Rt 11 through Little Falls Bridge Road. Mr. Nourse mentioned that he would also like to discuss the waste oil furnace. He stated currently we take in used oil from residents and we purchase used oil to heat our garage. He state that the recommendation for the new building is to have one heating source and fuel type. Mr. Nourse stated he wanted to check in to see if the Councilors had any opposition to eliminating that service. Councilor Varney stated that it was his understanding that used oil does not burn clean or efficiently. Councilor Keans asked if the residents will have other option for disposal of used oil. Mr. Nourse stated that there are local businesses that take in the used oil and it can also be brought annually to Household Hazardous Waste Day. Mrs. Clark stated she

would develop a list of local businesses that take in used oil to publish and distribute to residents.

Ms. Martineau of 23 Crosswind Lane in Stoney Brook Cooperative Mobile Home Park (MHP) on Chestnut Hill Road spoke at this time. She expressed displeasure at having to wait until this item came up on the agenda to speak to it. Ms. Martineau stated that the MHP has concerns for the location of the new building on the site. She believes it has been moved closer to the property line and the MHP drinking water wells. She stated concern for contamination of the wells. Ms. Martineau stated that the MHP would like a fence to separate the properties. She stated this would help create a sound and sight barrier for the MHP. Ms. Martineau also wanted reassurance that the City would not be hauling snow from other locations to this site. She again expressed concern for the drinking water well in regards to the dirty snow being hauled to the site. Ms. Martineau stated that the City's consultant, John Sykora from Weston & Samson, had contacted the MHP in regards to her concerns for their drinking water wells and that he will be working to ensure that there will not be an issue. She stated that she was hopeful that we would follow our consultant's recommendation for setbacks and regulations from the MHP drinking water wells.

Mr. Nourse stated that the most complicated part of the design and designing for efficiencies is the HVAC. He stated that the minimal intention is to design to the currently required codes. He stated that this base model will be designed and then we will be looking at enhancements or upgrades that will make it more efficient or green. We will look at lighting, hvac, and other technologies. He stated that the consultants and staff have met with Eversource and many of the enhancements will qualify for incentive rebates from Eversource. He stated if there is a reasonable payback period and an incentive then the enhancement will be incorporated into the design. Mr. Nourse stated that we did look into a potential solar array to be mounted on the highbay section of the building. He stated that the savings in electrical could be \$42K a year, but the cost to install it would be over One million dollars, which would not make it cost effective. The payback period would be over 25 years. Councilor Keans suggested looking into this further. She suggested reaching out to the school department to see what they did at the East Rochester Facility. Mr. Nourse stated that he would continue to look at it. Councilor Varney asked that Mr. Nourse bring the latest plan showing the ground layout and the facility spaces layout to next month's meeting. Mr. Nourse stated we would be using natural light in the facility and there will be an extensive stormwater system with a significant amount of impermeable pavement that will funnel runoff to the treatment system. Councilor Varney asked if the project had gone to the Technical Review Group (TRG) yet. Mr. Nourse stated that this will be heard at TRG on March 21 and the Planning Board on April 1, 2019. Councilor Varney asked if there is any intention of dumping snow at the new facility. Mr. Nourse stated that as said before, the only snow to be stored on this property will be from the plowing operation on this property.

8. Colonial Pines Update

Mr. Nourse stated that the award in process for construction to the low bidder. He stated that the tentative date for the Public Information Meeting for the abutter in this phase of the project is set as Tuesday March 26, 2019. Mr. Nourse stated that he has had a property owner not in this phase approach him in regards to their failed or failing system. He stated when the developed the phasing system of the project the phase were designed in hopes of addressing the areas with the most failing systems first. He stated we are looking into a construction change order that may address this one property. He stated that as of July 1 we should have sufficient funding to accommodate that change. Mr. Nourse went on to say that we will not be able to accommodate these types of requests as this is a gravity sewer project and it is required to be built in with certain sections going first in order to flow in certain directions. The resident in question was present and stated her property on Tingley is yards away from where our current phase is ending on Wildwood. Mr. Nourse stated that the Wildwood line is running in the opposite direct and is not going to be connected to Tingley. He stated that we are looking into changing the direction of the flow on Vinewood and tying her property in that way, this would result in a construction change order and would be done late in the project after building the sections that it would tie into. He stated it might not available until spring of next year. Councilor Varney suggested doing a supplemental appropriation prior to the regular budget process if it would be helpful. Mr. Nourse stated that we do not need the funds in advance, as we would not be constructing until much later. Councilor Varney suggested discussing this at the City Council Meeting if necessary.

9. WWTP Biosolids/ sludge Dewatering & Carbon Storage Buildings

Mr. Nourse stated we are currently in the Environmental Review Phase process of the project as required by Clean Water State Revolving Fund (CWSRF) Loan Project Guidelines. He stated we are still considering whether to go with the CWSRF or straight bonding. He spoke about the large amount of steel and iron in the project and the \$1.4 million dollar impact if we go CWSRF because of buy American and Davis Bacon expenses required for that program. He stated that the principal forgiveness and the State Aid Grant, if funded, could offset some of those costs, but as we are not sure of these cost, we have decided to bid the project both ways. He stated that bidding as if we are bonding and as if we are going with the CWSRF would give us a better understanding of impact and a better ability to assess for what is most cost effective and in the best interest of the rate payer.

10. Rt 202A Water Main Extension Project

Mr. Nourse stated that the project is now in conceptual design and the intent is install a elevated tank as discussed previously, but it will be a smaller tank on the backslope of the Highfields development. He stated the original intent to build a larger tank that would eventually supply the Ridge and Industrial Park has been changed. This smaller tank will give ample water supply to the Highfields Common Area, Rt 202A, Winkely Farm and

Fiddlehead Lane areas. He stated that to build the larger elevated tank it would have been an \$11 million dollar project and now with the smaller tank on the back slope the project cost estimate has risen from \$7.8 million to \$8.8 Million because the tank will have to be elevated higher. Mr. Nourse displayed a chart showing all of the options explored. He stated that the plan is to go with recommended approach which is the elevated hillside option shown in yellow on the chart. He explained that the lower part of the chart shows the cost share from the different grants and funds. The MtBE Remediation Bureau Grant is \$2,307,000, the Drinking Water Groundwater Trust Fund Grant is \$3,800,000, the Drinking Water Groundwater Trust Fund Loan is \$1, 293,000 and the portion left for private contributions and City Bonding is \$1,466,000 for the total project value of \$8,866,000. Mr. Nourse stated that this appropriation request will be on the agenda for the March 5, 2019 meeting. Councilor Varney asked that this chart be attached to the minutes. **(See attached chart)**. Mr. Nourse stated that he would be meeting with the developer soon to discuss location of tank and the private contribution from the developer. He displayed several pictures of similar tanks **(See attached Pictures)** and he displayed graphics that demonstrated the few locations around the City that you would actually be able to see the tank from. The Committee discussed the aesthetics of the tank and requested that they select a tank that blends in to the sky and foliage as best as possible

11. Other.

Website – Councilor Varney asked if all projects are on the websit. He stated it is nice to have that to reference when talking to residents. Mr. Nourse stated that most current projects are on the website. He stated he will get the Rt 202A Project up on the site once funded.

Councilor Varney made a motion to adjourn at 8:47 pm. Councilor Walker seconded the motion. The motion passed unanimously.

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

From: Renee Goodspeed <renee.goodspeed@gmail.com>
Sent: Friday, February 08, 2019 2:45 PM
To: Peter Nourse <peter.nourse@rochesternh.net>
Subject: Sidewalk at 51 Winter Street

Dear Mr. Nourse,

I am writing to let you know that I plan on coming to the Public Works and Buildings Committee meeting on February 21, 2019. I will be asking that the city repair the sidewalk in front of our house. I wonder if you might have someone from your department come to examine the condition of the sidewalk prior to the meeting—and maybe before it gets covered with snow again!

This email includes photos which I took today. They move from left to right, starting at the front door, moving across the driveway, then to sections to the right of the driveway.

The sidewalk has been badly deteriorating for years. In addition, two years ago the city removed a diseased tree and did a temporary hot top patch to the right of the driveway. Just this fall, a major water leak was discovered which required excavating in front of our front door. That is now packed sand. Everything in-between is broken, except for one segment in front of the side porch, which we did ourselves as part of the porch renovation.

I would like to point out that this sidewalk is heavily used by school children walking to School Street School. In the winter the City plows the sidewalk, but the concrete is so broken that it makes plowing (and snowplowing) very difficult.

Thank you very much for your consideration.

Yours truly,

Renee Goodspeed Pictures next page









Segment				Scenario				
				250,000 Gallon Storage				
Description	Size	Length	Cost	0. Base Cost	1. Hill Top Elevated	2. Hill Side Elevated	3. Hill Top Ground Storage	4. Hill Side Ground Storage
Highfields	12-inch	3,300	10,000	x	x	x	x	x
Highfields	12-inch/16-inch Top Tank	3,300	10,000					
Highfields	12-inch/16-inch Side Tank	3,300	10,000					
202A Water Main	12-inch/8-inch	1	20,000	x	x	x	x	x
202A Water Main	16-inch/12-inch/8-inch	9,000	20,000					
Bickford Road	12-inch	1	10,000	x	x	x	x	x
Bickford Road	16-inch	1,600	10,000					
Winkley Farms	8-inch	5,200	20,000	x	x	x	x	x
Winkley Farms	12-inch/8-inch	5,200	20,000					
Winkley Farms	16-inch/8-inch	5,200	20,000					
Fiddlehead	8-inch	0	10,000		x	x	x	x
Connection to Industrial Way	12-inch	3,600	10,000					
Connection to Industrial Way	16-inch	3,600	10,000					
Elevated Tank - Hill Top	250,000 gallons	1	20,000	x	x			
Elevated Tank - Hill Side	250,000 gallons	1	20,000			x		
Ground Level Tank - Hill Top	250,000 gallons	1	1,000,000				x	
Ground Level Tank - Hill Side	250,000 gallons	1	1,000,000					x
Elevated Tank - Hill Top	750,000 gallons	1	20,000					
Elevated Tank - Hill Side	750,000 gallons	1	20,000					
Ground Level Tank - Hill Top	750,000 gallons	1	1,000,000					
Ground Level Tank - Hill Side	750,000 gallons	1	1,000,000					
Construction Cost				6,080,000	6,500,000	6,820,000	6,730,000	6,730,000
Construction Contingency 15%			15%	912,000	975,000	1,023,000	1,009,500	1,009,500
Engineering 15%			15%	912,000	975,000	1,023,000	1,009,500	1,009,500
Total Project Cost				7,904,000	8,450,000	8,866,000	8,749,000	8,749,000
Project Financing								
MTBE Grant				\$2,100,000.00	\$2,100,000.00	\$2,307,000.00	\$2,100,000.00	\$2,100,000.00
DWGTF Grant				\$3,800,000.00	\$3,800,000.00	\$3,800,000.00	\$3,800,000.00	\$3,800,000.00
DWGTF Loan				\$1,293,000.00	\$1,293,000.00	\$1,293,000.00	\$1,293,000.00	\$1,293,000.00
Privat Con/Bond Amount				\$711,000.00	\$1,257,000.00	\$1,466,000.00	\$1,556,000.00	\$1,556,000.00

1. Base bid Includes: 250,000 gallon elevated storage tank at top of hill and no water main in fiddlehead subdivision.
2. Assumes PVC material for water main
3. Assumes 25% trench ledge to be removed
4. Class 4 AACE International Cost Estimate







