

Public Works and Buildings Committee
Meeting Minutes
March 21, 2019
Council Chambers

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Blaine M. Cox, City Manager
Peter C. Nourse PE, Director of City Services
Daniel Camara, GIS / Asset Management Coordinator
Richard Townsend-Emerson Ave.
Chris Perkins, Weston & Sampson Engineers
JP Parnas, Weston & Sampson Engineers
Deputy Chief Gary Boudreau
Kurt Morton, 6 Laura Drive
Chris Bowlen, Director Rec & Arena
Sonja Gonzalez, Chief Information Officer

MINUTES

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

1. Approve minutes from the February 21, 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 February 21, 2019 Public Works & Building Committee meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.

2. Public Input

Mr. Townsend spoke regarding issues on Emerson Avenue. He stated he is proposing to have Emerson Ave. rebuilt from State Street to where it dead-ends. He stated this is approximately 300-350 feet. He would like the sewer line extended, the water line corrected, fire hydrant relocated and drainage all rebuilt. He stated that he has been told that the drainage will be repaired this spring. He has offered easements for the hydrant and drainage. He stated he would loan the City \$50,000 and would be willing to be paid

back by tax abatements. Councilor Walker asked if the DPW has looked at the problem. Mr. Nourse stated DPW has looked into the issue and will likely be completing some drainage work in the area. The property was displayed on the monitor and discussion was held regarding drainage. Mr. Nourse stated that the residents offer to loan the City the funds for the sewer extension of \$50,000 to be paid back by tax abatements was out of the ordinary. Councilor Varney stated that extensions of the sewer main would be at the cost of the party or parties needing the extension. Councilor Walker stated that the drainage issue could be kept in Committee and asked Mr. Nourse to update them next month.

Laura Drive – Kurt Morton spoke about Laura Drive. Mr. Morton described this as a dirt road and was advocating for pavement. He described the poor conditions as muddy and rutted. Mr. Morton stated that the City Staff does the best they can to maintain this dirt road and they also spend a significant amount of funds on bringing in materials such as gravel and stone each year to make the repairs. Mr. Morton stated that late last Friday evening he was out in the road pushing a car that was stuck in the mud. Councilor Keans asked how many houses on the road and where Mr. Morton's home is located on the road. Mr. Morton stated there eight (8) homes and he is about ½ way down the road. Councilor Keans asked if the road is going all the way through to Old Dover Road. Mr. Morton stated it doesn't now. He stated the large lot that is at the end of Laura Drive and abuts the old Old Dover Road has been purchased. He stated that the developer did want to go all the way through, but he doesn't believe that will happen. Councilor Walker stated that currently the development proposed is proposed to enter from Old Dover Road. Mr. Nourse asked if all residents were in favor of paving the road. Mr. Morton stated yes; all were in favor now. He stated that last year there were new owners that were opposed and others that were concerned about the new development using the street as an entrance if it was paved. Mr. Nourse asked Mr. Morton to contact him at the office. Councilor Varney stated that when discussed previously there were concerns that the development would be using the road and if that was to happen the developer should be paving the road. Mr. Morton thanked the Committee for listening and requested consideration for paving Laura Drive.

3. **DPW Facility Update**

Mr. Nourse stated the project had come through the Technical Review Group (TRG) with some minor comments. The project is now scheduled to go to the planning board on April 15th. Mr. Nourse introduced Chris Perkins and J.P. Parnas from Weston and Sampson Engineers. Mr. Parnas displayed a PowerPoint with slide depicting the new facility. Councilor Varney asked that the slides be put on the website for public viewing. He stated that the site investigation is completed including mapping of onsite wetlands and the wells on adjacent lot. He stated that site soils analysis is ongoing for both the building location and the proposed septic and stormwater structures. Mr. Parnas discussed the site design and the building elements. He stated that although staff is still

looking into natural gas, the current plan for heating fuel is propane as it may be too costly to run the natural gas to the sight. He stated that there will also be onsite septic which will be designed to be connected at a later date if the City runs sewer down Chestnut Hill Road. Councilor Keans expressed her desire for the Director to speak with solar vendors, not just Eversource, prior to ruling out solar. Mr. Nourse pointed out the addition of the radio tower on the site plan and asked if there were concerns regarding the radio tower to be built on site for the PD & FD communications and dispatch. Mr. Cox explained that the radio tower is a necessary component of the PD System Upgrade CIP Project. This tower will provide the required line of sight to the Salmon Falls Road tower and will complete the system. Assistant Chief Boudreau explained that without a tower providing the line of sight to Salmon Falls Road equipment, they might need to install fiber wires which would be much more costly. Councilor Keans suggested that this tower be discussed and approved at the Planning Board as it would be if requested by a private developer. Councilor Walker asked if it would be protected from people in the area using the right-of-way. Assistant Chief Boudreau stated that it would be in a secured area surrounded by fencing.

4. Arena Parking Lot

Mr. Bowlen had pictures displayed on the monitor of the current parking lot conditions. He stated that the pavement has failed and the parking lot needs to be repaved. Mr. Bowlen stated that he has put this in the FY2020 CIP for consideration. Councilor Keans asked the estimated price. Mr. Bowlen stated \$215,000 for the reclaim and pave. Councilor Varney asked the percentage of the total lot would be paved. Mr. Bowlen stated that number is for the entire lot and he has reached out to the YMCA for participation without any responses. Councilor Varney asked if the YMCA participated in any of the maintenance of the lot. Mr. Bowlen stated they do not. Councilor Varney agreed the lot needs to be paved, but stated that we cannot put pavement on private property. If the YMCA gives us the entire lot we could pave it. Councilor Keans stated that she was not convinced that the DPW's estimate would cover the cost.

5. Dewey Street Bridge Security Camera

Mr. Nourse stated that the Committee had determined that one camera on the Dewey Street side of the bridge would be enough but the discussion had been tabled until further information as to the picture resolution and the monitoring was supplied. He introduced Sonja Gonzalez from the Information Technology Department (IT). Ms. Gonzalez stated that staff had met with our consultant and she had pictures displayed on the monitor that showed the differing resolutions available. She stated that it is approximately 270 feet from where the camera is mounted to the other side of the bridge. The first picture displayed the originally quoted camera photographing someone on the other side of the bridge. The person displayed on the picture would not be recognizable by facial features. The next picture was the higher resolution camera and the face was easily recognizable as the camera was able to zoom in on the person. Councilor Varney asked how long the

camera stored the information. Ms. Gonzalez stated that 14 days is standard but if linked to the server, which is how we are working the newer systems within the City, we could select how long to store it for. Councilor Keans asked the cost of the camera system. Mr. Nourse stated the original camera was lower resolution is \$3,200 and with other factors the total project cost would be \$7,200. He stated the higher resolution camera by itself is \$9,072. Councilor Keans was opposed to the higher cost. Councilor Varney suggest it comes down to whether we want to protect the bridge. Councilor Torr asked about a bb gun harming it. Ms. Gonzalez stated that it is vandalism rated, but she did not know about guns or bb's specifically. Councilor Hamann was opposed to the idea of camera at bridge and suggested a larger police presence at the location. There was discussion about funding. Mr. Nourse stated that last month minutes stated it was to be funded from the current City budget contingency account.

Councilor Varney made a resolutions to recommend that the full City Council approve the installation of the high resolution PTZ camera on the Dewey Street Bridge. Councilor Walker seconded the motion. The motion failed 3-2. There was discussion regarding recommendations from the Committee and whether the City should be spending staff time removing graffiti and maintaining this bridge.

Councilor Torr made a motion to reconsider the vote. The motion to reconsider the previous resolution was seconded by Councilor Walker. The motion passed 3-2.

Councilor Varney resolution to recommend that the Full City Council approve the installation of the high resolution PTZ Camera with and estimated project cost of 13,000 be installed on the Dewey Street Bridge was stated for reconsideration.

Councilor Walker seconded the motion. The motion passed with Councilor Hamann and Councilor Keans voting opposed.

6. Strafford Square Roundabout Public Information Meeting Tentative Date 5/22/19

Mr. Nourse stated that we have set a tentative date for the public information meeting on May 22, 2019 and we just need to confirm the location. Councilor Walker suggested that the Holy Rosary Church could be used and to have staff call and set it up with office there. Councilor Hamann asked if there would be traffic cameras at this new roundabout. After brief discussion regarding traffic and / or police camera's, Mr. Nourse stated that cameras are not in the current plan for this project.

7. Colonial Pines Project Update, Public Meeting is 3/26/2019 7PM Frisbie Conference Center

Mr. Nourse just wanted to mention the date and time of the meeting for the public and Councilors. Councilor Walker asked if we would be completing Wildwood this year. Mr. Nourse stated he believed it might be done late this fall, but stated that he could not state that as a fact. He stated that it could be as late as next spring. Mr. Nourse stated that originally it was in the project's next phase that was scheduled to be bid next spring, but we intend to do it as a change order to the existing project in order to move the time

line up quicker. He stated that the contractor will be work toward that area as quickly as possible and that the funding will be available with the FY2020 budget to get that piece completed should the contractor be able to get it done.

Mr. Nourse stated that

8. 2019 Paving/Roadwork Bid Results

Mr. Nourse stated that paving bids were opened at City Hall earlier in the day and there were two bidders. He stated Pike Industries was \$1,370,045 and Brox Industries was \$1,099,445. He stated that we have \$1.2 million available so we can proceed with the work. Councilor Varney asked if the actual streets included in the bid are the ones recently approved. Mr. Nourse state that they were. Councilor Varney noted that we may be able to select and additional street to pave with the remaining funds and the current rollover funds. Councilor Walker suggested looking at the list that was presented to determine the additional work. Mr. Cox asked if the bid allowed for additions. Mr. Nourse stated that it was bid with unit cost so that we could do additions and reductions if necessary. Mr. Cox suggested he come back to the Committee with a recommendation for additional paving.

9. Other

Rt. 108 - Mr. Nourse stated that there will be a second public informational meeting on the State of NH Rt108 Complete Streets Project. He stated that the meeting is to be held in Somersworth on May 2, 2019.

NHDOT – Roadway improvements on Rt. 11 will resume. He stated last year the DOT replaced a culvert in the area of Tractor Supply. He stated this year they will be putting in a center turning lane from Two Rod Road heading west for .6miles to the town line and they will be doing some pavement resurfacing and widening near the Lilac City Pediatric Office for the Coast Bus Stop.

Stuart Court - Councilor Walker stated that he had received two complaints from residents on Stuart Court. He stated that one was a call on Sunday regarding street flooding and an email regarding the pavement and requesting new pavement. He requested that Mr. Nourse look at the drainage.

Union Street Parking Lot – Councilor Varney asked if there was a CIP plan for this parking lot. Mr. Nourse stated that Economic Development may have a project in the CIP for that parking lot, but the DPW does not have that set as a priority project.

Conservation Easement for Watershed Properties – Councilor Varney asked the status of these property transactions. Mr. Nourse stated that he believed it was in the process and needed to go to the NH Governor and Council for approval. He stated he could check into that with SELT.

Hanson Street Property – Councilor Varney asked if there were still underground storage tanks on the property. Mr. Nourse stated that the City Manager had recently requested a proposal for removal of the underground tank and demolition. He stated that he had provided that.

Little Falls Bridge Road / Chestnut Hill Road – Councilor Torr requested Mr. Nourse take a look at the intersection where the tractor trailers have difficulty turning and staying on pavement.

Laura Drive – Councilor Keans stated that there should be a policy for paving a dirt road. Councilor Varney suggested that when the road was accepted as a City Street a couple years the majority of the residents want it left a dirt road. Councilor Torr stated that when you buy or build on a dirt road, you get what you bought. Councilor Walker stated that the gentleman that spoke earlier stated that the road materials were just sand. Councilor Keans was opposed to paving at the request of the residents, there should be a policy of how the street is looked at. Councilor Varney stated that the amount of time invested by the DPW to maintain it should be considered.

North Street – Councilor Walker asked if Mr. Nourse had looked at the drainage on this street. Mr. Nourse state he looked into it and we had put in additional drainage after the pavement as requested by the property owner. Councilor Walker stated that he believed that the crown of the road was too much and was causing the issue.

Councilor Torr made a motion to adjourn at 8:34 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.