

**Public Works and Buildings Committee**  
**Meeting Minutes**  
**April 18, 2019**  
**Council Chambers**

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Blaine M. Cox, City Manager  
Peter C. Nourse PE, Director of City Services  
Daniel Camara, GIS / Asset Management Coordinator  
Nel Sylvain, Planning Board Chairman  
Rick Maio, Mirra Construction Co.

**MINUTES**

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

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

**2. Public Input**

North Street – Mr. Sylvain stated that he has discussed the drainage issues with North Street, which was paved in 2016, with the City Manager, the DPW Director and some of the Councilors. He stated that after the pavement was completed the road drainage was an issue. Mr. Sylvain stated that the City had to spend additional funds with SUR Construction for them to come out and install additional drainage to correct the problem. He further stated that there is still a road drainage problem at the end of the street. Mr. Sylvain questioned whether the City was monitoring the pavement projects when the contractor is paving in order to eliminate the need to go back and correct issues.

**3. Pavement Moratorium – Trinity Circle & Blackwater Road**

Chairman Torr stated that as there were representatives here from the Mirra Construction Company tonight to discuss this request, if there were no objections, he would like to

move the item from #6 to #3 on the agenda. There were no objections. Rick Maio spoke to the issue. He stated that his company has been contracted by Comcast Cable Company to lay some of the underground infrastructure required to service the City with Comcast cable & internet service. Mr. Maio discussed two streets that were paved in 2014 and therefore are covered by the City of Rochester 5 year paving moratorium. The Streets discussed were Trinity Circle and Blackwater Road. Mr. Nourse explained that the department has made a recommendation to allow the cuts for the project. He confirmed that both streets were final paved in late 2014 and that they are covered by the 5 year moratorium. He stated that DPW Engineers have explained and documented the special requirements for the pavement patches and that Mirra has agreed to compliance for both Trinity Circle and Blackwater Road. Mr. Nourse stated that per Chapter 223 of the City's Ordinances the full City Council will need to vote to approve the cut on these streets due to the moratorium.

**Councilor Walker made a motion that the full City Council vote to approve the cut on Trinity Circle provided that Mirra Construction agrees to make the discussed pavement restoration recommendations. Councilor Hamann seconded the motion. The motion passed unanimously.**

**Councilor Walker made a motion recommending that the full City Council vote to approve the cut on Blackwater Road provided that Mirra Construction agrees to make the discussed pavement restoration recommendations. Councilor Hamann seconded the motion. The motion passed unanimously.**

#### 4. Project Updates

**Colonial Pines** – Mr. Nourse stated that the Public Informational Meeting was held 3/22/19 for the residents in the current phase of the project. He stated it was well attended by the residents, the City Staff, the construction contractor, SUR, and the project engineers, Underwood Engineering. He stated that SUR Construction began setting up and working in the area on April 1, 2019 and this project will continue through July of 2020. Mr. Nourse stated that there are 3 homes in the area not connected to the water and stubs will be put in for connection either during the project or for future use. Mr. Nourse informed the Committee that an engineering amendment is in the process to design the sewer extension to Wildwood Lane in order to connect the residence at the intersection of Wildwood and Tingley Street. He stated that there would be a construction change order to add this street to the current construction contract.

**Strafford Square** – Mr. Nourse informed the Committee of the public informational meeting planned for Wednesday May 29, 2019 at 7pm at the Holy Rosary Church on North Main Street. He stated that staff will be publishing the date and time of the meeting for all interested, and staff will be mailing all abutters notification of the meeting. Mr. Nourse stated he is hopeful that we will know some of the right of way impacts for the individual abutters, and he stated we would have information to re-acquaint the public with the project.

**Paving Project** – Mr. Nourse stated he had explained last meeting that Brox Industries was awarded the contract for the paving projects bid. He stated that the FY19 street list was approved previously by the City Council. Mr. Nourse stated that there may or may not be some roll over of funding. The amount at this time is not a known quantity until the projects are completed. The estimated 60K surplus that is projected is really too small to put up another street for consideration. He stated that if there are remaining funds we could look at that later in the season. Mr. Nourse stated that Whitehouse Road wearing course of pavement is scheduled for Tuesday April 22, 2019.

**New DPW Facility** – Mr. Nourse stated that the project had gone in front of the Planning Board and that it went fairly well. He stated that the abutting mobile home park asked the same questions, about lighting and sound buffering, snow storage and storm water treatment. They also asked about fuel storage. All questions were answered. The Committee discussion about what type of sound and site barrier might be used. Councilor Varney suggested that a 6-8 foot earthen berm with planted vegetation would be best suited to block any sounds. Mr. Nourse stated he had met with several solar vendors and currently he is waiting on the report from the consulting engineers regarding the efficiency of using solar at the new building. He stated his research to date shows you have two choices, either you purchase and install the solar array and use the power generated for your building, which in this case would be a 15-20 year pay back, or you enter into a power purchase agreement (PPA) with a contractor that builds and pays for them to be put on our facility and then sells the power back to us as a slightly discounted rate. Mr. Nourse stated PPA agreement that the School Department has on the East Rochester School. He stated that the PPA allows for the City to buy the equipment after 7 or more years at a discounted rate. He mentioned that the panels do degrade at approximately 1% each year. Councilor Walker asked how long the PPM has been in effect with the City School Department for the solar array on the East Rochester School. Councilor Keans stated it has been about 3 years. She asked if Mr. Nourse had spoken with the school department. He stated that he had discussed the Schools PPM with their Buildings Maintenance Supervisor. He stated that he believed the school department is getting a 5% reduction on their electric rate for the power consumed at that location. Councilor Walker asked if we could look into the amount saved monthly and compare the size of that solar array to what might be built at the new DPW. Councilor Varney asked the cost to build the array at the new DPW. Mr. Nourse stated that both vendors seemed to think that it was about three hundred and fifty thousand dollars (\$350,000). Councilor Keans asked if the electricity generated could supply this and other buildings. Mr. Nourse stated that the two companies that he met with thought that it would generate just enough to supply the facility give or take a small amount. Councilor Keans suggested contacting Durham as they have been using some solar. Mr. Nourse stated that he suggests the discussion wait until the consultant comes back with a report. Councilor Torr asked if Mr. Nourse was still planning on propane for the facility. Mr. Nourse stated

that he had been asked to look at oil for heating and he does not feel that this would be going in the right direction for efficiency, but that too will be included in the consultant's report. Councilor Walker stated he would prefer natural gas to propane. Mr. Nourse stated that the cost to run natural gas to the site was over \$350,000 and the pay back for that could be as long as 40 years. He stated that he had checked with the one other businesses in the area and they were not interested in participating in the cost, nor was the Unitil Gas Company as they did not feel they would pick up enough customers in this rural area.

**Rt 202A Water Line Extension** – Mr. Nourse stated that the good news is the Federal Aviation Administration has determined that the height of the tank does not require any special lighting, markings or painting. He stated that we could paint it any way that we would like. Mr. Nourse stated that borings are beginning in the project areas including Fiddlehead, Winkley Farms and along Rt 202A. He stated that he believes it is time to get the abutters together to supply them with information and to see how much interest there is for tying into the new water system. Mr. Nourse stated that the homes on 202A that have the known Mtbe contamination would be tied in at the expense of the Mtbe grant, but all others will be paying the cost from the City's line to their homes. He stated many of these homes are a considerable distance from the main and he believes they need to be informed as soon as possible. He also stated that unlike sewer, residents cannot be required to tie in no matter the distance. Mr. Nourse stated that the department is planning a June 12, 2019 meeting and if it possible will be at the Community Center. He stated that he would keep the Committee informed as the plans are confirmed. Councilor Varney asked if he would be able to give the public an expected project schedule. He stated concerns for residents believing the project is going to happen sooner than it actually is. Mr. Nourse stated he would supply that information at the meeting.

**Community Center LED Lighting Project** – Mr. Nourse stated that when budgeting for this LED Project staff budgeted \$155,000 which was the total construction amount less the anticipated rebate. He stated that the project needs to be gross appropriated in order to complete the work. He stated that the current project budget is \$243,718 and with the anticipated \$75,435 rebate we will be looking at a 5.7-year payback. Mr. Nourse stated that at this time in order to proceed with the project he is requesting \$89,000 supplemental appropriation. Mr. Nourse stated that of the \$89,000 we would anticipate \$74,435 rebate and the other \$14,565 would be additional necessary funding.

***Councilor Walker made a motion for the full City Council to approve a supplemental appropriation for \$89,000. Councilor Varney seconded the motion. The motion passed unanimously.***

**Four Rod Road Bridge/Culvert Project** – Mr. Nourse stated that this culvert is the only Red Listed Bridge in the City. He stated we are working with the FY17 funds for permitting and design. He stated that the FY2020 request for \$200,000 is for the repairs to the culvert and it will get us an additional 15-20 years until replacement. He stated we

are going to move forward as quickly as possible if funded. He stated that there is not going to be any State Bridge Aid funds available for several years and this one cannot wait.

#### **5. Gravel Roads – Citywide**

Mr. Nourse stated there was a gentleman in last month regarding a pavement request for Laura Lane. He stated that there seems to be a split of about 50/50 on the road of the residents who want it paved vs those who do not. Mr. Nourse stated that he went out the next day after the Committee meeting last month and he noted that it is muddy and rutted but he noted that it typically is in the spring. He stated that staff spends 2-3 hundred dollars annually adding materials. Mr. Nourse stated to box out and pave this road with six homes it would likely be \$500,000. Councilor Keans reiterated that many of the residents do not want it paved. Councilor Walker suggested that we change out the gravel, and put in better base materials and not pave it. Mr. Nourse suggested that it would still be quite costly. Mr. Nourse explained that there is approximately 3 miles of gravel road left in the City. He stated that Councilor Keans had suggested a plan for paving them rather than just paving when someone voiced complaints. Mr. Nourse stated that these roads could be prioritized and setup as standalone projects in the CIP budgets instead of using the annual paving funds. He stated that decisions could then be made based on the type of traffic on the road, the road conditions and amount of funds and staff time spent on maintaining them. Mr. Nourse explained that Evans Road seems to need the most attention of all dirt roads. He stated that school buses traveling this road have been stuck in the mud recently, and during the winter months, the bus has slid off the road into the ditch line. Councilor Keans stated that this is another road that some of the residents want it paved and some do not. Mr. Nourse agreed. He stated that Evans Road is the longest stretch of unpaved area and it has ledge all the way across. Councilor Keans states that they should be left as is. Councilor Walker suggested getting a price for replacing the gravel on Laura Drive. Mr. Nourse stated that he would get an estimate.

#### **6. Sidewalk Survey**

Mr. Nourse stated that our annual sidewalk replacement funding is being directed to the Portland Street Sidewalks from Signal Street to Chamberlain Street. He stated we will also be replacing the panels requested on Winter Street. Mr. Nourse stated that 3 years ago Strafford Regional Planning Commission (SRPC) had begun a sidewalk assessment survey. He stated that this survey is a systematic approach and rating process that has been endorsed by the State of NH and the federal highway division. He stated the SRPC lost funding and only were able to complete the assessment of 10 of our 40 miles of sidewalks. Mr. Nourse stated that he would like to get that assessment completed this summer in order to prioritize and determine the next area for reconstruction and repairs. He stated that SRPC has given him a price of \$10,000 to complete the survey and that the department will use some of the sidewalk funding to get this work done.

7. Other

**Paving & Drainage Projects** – Mr. Nourse stated that due to the prioritization process with the Paving Conditions Inventory (PCI) and its objective to keep good roads good there are several large collector type roads that are not coming up. He stated that when we plug in one million for a budget, it does not pull long roads like Estes Road and some sections of Salmon Falls Road because the cost is too large. He also stated a road like Sheepboro Road, though not a collector road, is in terrible shape and it is not coming up as it needs a significant amount of funding to reclaim and pave. He stated that if he plugged in two million a year they would come up quickly. Mr. Nourse suggested adding one of these streets, which will not come up with the annual paving budget, as a separate projects of their own to be considered in the CIP. Councilor Walker suggested that Estes Road from Rt 202 north to Rt 202A would be a good one to look at a stand-alone project. He suggested that Mr. Nourse get pricing and plug it in for next year's CIP. Mr. Nourse asked about Sheepboro Road. The Committee consensus was to get a price for that one as well but due to the rural area thought it might be too costly. .

**Rt 108 NHDOT Complete Streets Project**– The 2<sup>nd</sup> Listening Session will be held at the Somersworth High School on May 2, 2019.

**Rt11 Traffic Signal at Northgate Apts. and Cocheco Estates** – Mr. Nourse stated in 2017 he had written to NH DOT for a signal at this intersection and at the time, according to NHDOT, the intersection did not quite meet warrants for a signal. Mr. Nourse stated that if the planned residential project goes in behind Northgate then those warrants might then be met. He stated that he is going to discuss this with the state but he is unsure who would be responsible for the cost. Councilor Varney stated that even with a light, it is not going to help the traffic trying to pull in and out of all of the businesses along this corridor. He also stated that this area is in the TIF District and it cannot support the cost of another traffic signal.

***Councilor Walker motioned to adjourn at 8:07 pm. Councilor Varney seconded the motion. The motion passed unanimously.***

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