

Public Works and Buildings Committee

October 16, 2014

Council Chambers

7:00 PM

MEMBERS PRESENT

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

OTHERS PRESENT

Councilor James Gray
Councilor Jake Collins
Dan Fitzpatrick, City Manager
Peter Nourse, Director DPW

Minutes

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

1. Approve Minutes from September 18, 2014 Meeting

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

Councilor Walker motioned to accept minutes as presented for the meeting of August 21, 2014. The motion was seconded by Councilor Hamann. The motion passed unanimously.

2. Public Input

There was no public input.

3. Round Pond

Mr. Nourse stated that the City had contracted with Wright-Pierce to complete a feasibility study regarding raising the water level of Round Pond. Mr. Nourse stated that the study is concluding and that they have determined that raising round pond by approximately 10 feet will have little environmental impacts, but will nearly double the current capacity. Currently the estimated available water is 2.25 million gallons per day and the estimate after raising the level is 4.25 million gallons per day. Mr. Nourse stated that the next step is to speak with state agencies regarding the proposal. He also stated that the current regulatory climate may be favorable for this type of project and other than some minor issues regarding bird habitats he believes this project could be a go. He stated he may request additional funds for the next step for implementation. Councilor Keans asked how this will tie into the well projects that are in

progress. Mr. Nourse stated that groundwater development is still important. Wells require less treatment

4. Gonic Dam

Mr. Nourse stated that the removal of the Gonic Mill Dams is a project that has been around for quite awhile. He stated that the State of NH DES has been the lead on the project and they are advocating for the removal of the dams. Mr. Nourse went on to say that the hold up for moving forward is the contaminates that will need to be removed from the dam area. He states that the studies have concluded that the best option is to store the contaminated soils on the same property that has the dam. This property is referred to as lot #3. The property has no known owner as the listed owners are deceased and there is no responsible party to involve in the process. Mr. Nourse stated that the State has suggested that they would like to see the City of Rochester take ownership of the lot in question by tax lien seizure. Mr. Nourse stated that he has discussed this with the City's attorney and that this would bring up concerns regarding the City's liability for the hazardous nature of the property and the eventual responsibility for cleanup if it was to become City owned land. Mr. Nourse stated that the City Attorney mentioned RSA 80 42 that might give the State of NH the ability to take the land for the taxes owed. He stated that the NHDES staff is looking into that possibility. Councilor Keans asked if the City has spent any funds on the project. Mr. Nourse stated that we have not. He stated that NHDES has found and managed the grants that have been associated with the project. Mr. Nourse stated that NHDES staff is requesting the City apply for Brownfield Grant, but these grants typically go for projects that are remediating a property with economic potential instead of dam removal and storing contaminants. Mr. Nourse stated that the City does not need to take ownership of the property in order to apply for and use the grant, nor does the city have an obligation do anything further with the property after using the grant proceeds. He stated that NHDES would look to the City to work towards the remediation only if the City took ownership. Mr. Nourse stated that there may be a cost associated with the assessment needed for the Brown Fields Grant application. That cost is estimated at twelve hundred dollars and we have not committed to funding that yet. Councilors Varney, Walker and Gray stated concerns about taking ownership. All Councilors present were opposed to ownership but were in favor of assisting the State of NH with obtaining ownership if possible by use of the RSA discussed.

5. Ground Water Development

Mr. Nourse stated that the City has spent considerable funds on ground water exploration. He stated that the current well has a capacity of 800,000 gallons per day and the City Concrete site has the same capacity. He stated that there are two other locations being considered. One is on the Fowler Property off from Salmon Falls Road and the other is in Maine. The Fowler site has an expected capacity of 600,000 gallons per day. Councilor Keans asked if any of the wells are in use. Mr. Nourse stated

that the first well is on-line at the Henderson Property. He stated that this and the City Concrete well site will always be tied to the flows in the Cocheco River as the NHDES permit states. Councilor Keans asked how often is use prohibited due to the water level. Mr. Nourse stated that there has been 20 days this year that it was unable to be operating, but all other days it has been on line. He stated that the City Concrete property is being deeded over to the City soon and the first thing is to get that well on line. Mr. Nourse stated that he has sent Mr. Fowler a letter to see if he would like to discuss allowing the City to expand the test well on his property to a fully functional production well. Mr. Nourse also stated that he would like to look into the permitting requirements for the sites in Maine. Councilor Varney stated that going to the East Rochester sites was preferable as that will get us away from the Cocheco River and the fluctuating flows that impact the other two wells. Mr. Nourse stated that he currently has funding to move forward with the discussed groundwater projects and that he will keep the Committee updated.

6. Storm Water Permit (MS4)

Mr. Nourse stated that Massachusetts has received their draft permit for Storm Water and our consultant has conveyed that it is going to be very costly and cumbersome if our permit is similar as expected. He stated that we have joined a coalition with 16 NH communities and that the legal counsel for the coalition has drafted 32 points of concern. Mr. Nourse stated it is probable that the cost could be in the 250 million dollar range in the first 6 years. He stated that this would likely need a municipal department of its own for implementation. Councilor Keans asked if the City was currently working on some of the smaller issues that could be addressed now. Mr. Nourse stated that yes; we are working with our storm water consultant to develop a plan and we are implementing some mapping and other issues that we know we will need to comply with. Mr. Nourse stated that he will keep the Committee informed and he stressed his concern for the scope and ramifications of the pending permit.

7. Other

Paving – Mr. Nourse stated that paving will be completed by end of season. The streets remaining are Brickyard, Railroad and Chamberlain.

Sidewalks – Mr. Nourse stated that the contractor has finished with the season but will be back in the spring to finish Charles Street.

Crack Sealing – Mr. Nourse stated that the staff is working with contractor for expended pricing for this season and to come up with a listing of streets.

Upper City Dam – Mr. Nourse stated this project is just about completed and will finish this season.

Stillwater Circle Bridge – Mr. Nourse stated the bridge work will be finished this season.

Catherine I/I and Reconstruction – Mr. Nourse stated the contractor has begun work and will continue until weather prohibits. He stated that they are looking into working through the winter but if not they will resume in

the spring.

WTP UpGrades – Mr. Nourse stated construction is to begin in November.

Water Tank Maintenance – Mr. Nourse Stated that this project is going out to bid in December with a spring construction schedule planned.

Ryan Circle – Chairman Torr asked if the drainage project is completed. Mr. Nourse stated that it is completed.

Forest Park /Plante Street – Councilor Varney asked for status of the drainage projects on Forest Park and Plante Street. Mr. Nourse stated that Forest Park has begun and that Plante Street requires a new or modified wetland permit and that they will be working on this with NHDES through the winter.

Chesley Hill Road Reconstruction – Councilor Varney asked for status. Mr. Nourse stated that this project is currently being designed and will be schedule for construction in spring of 2015.

Colonial Pines Sewer Project – Councilor Keans asked for status of this project. Mr. Nourse stated that this is in the preliminary stages and he will be adding it to the next CIP budget.

Strafford Square – Councilor Varney asked status of the Strafford Round-a-bout project. Mr. Nourse stated that due to NHDOT Department of Historical Review process it is likely that we will not be demolishing the 2-4 Walnut Street property until spring. He stated that we are awaiting the approval of the design contract and that we will be using 2015 to complete the demolition, utility relocations and the Twombly Street intersection improvements.

EDA – Crossroads Project/Salmon Falls Road Sewer & Water

Extension – Councilor Varney asked if the design had begun. Mr. Nourse stated that it has not. Mr. Nourse stated that he had been given instruction not to begin until the funding sources were all in place. Councilor Varney stated that as the Council and the Finance Department have worked on the funding sources he thinks that it is ok to start. He asked Mr. Nourse to check with the Finance Director. Mr. Nourse stated he would check with finance and stated that he believes this to be nine months for design and up to 24 months for construction.

DPW New Facility – Chairman Torr stated that he would like to see serious consideration of the current dpw site for the planned new building. He stated that he is not in favor of relocation. Mr. Nourse stated that the current location is on the list of sites for consideration, but he believes it will be ruled out as it is not large enough and because of its close proximately to the river. He stated that it would be in the shoreline protection zone of the river. Chairman Torr stated that he believes that the Pickering Road property is too remote for the DPW. Mr. Nourse stated that previous direction from the Committee was to use City owned properties and that due to size requirements and due to the desire to be on City water and sewer, the Pickering Road site is looking like the most likely location. Councilor Torr asked about the Chestnut Hill Road City

Concrete site that will become City owned. Mr. Nourse stated that it will be an operating well site and there is a protection zone around that well head. He further stated that the sewer line would need to be extended if we were to locate there. Councilor Varney asked size of the property is needed. Mr. Nourse stated is looks like 10-12 acres. Chairman Torr asked the size of the current DPW property. Mr. Nourse stated that it is just over 5 acres. Councilor Varney suggested that a field trip to the Dover DPW site be set up. He stated he thought that the Committee would benefit from seeing a recently constructed building. Councilor Keans stated that Dover's building is not near the down town; it is out on Mast Road off from Route 108.

Flat Rock Ridge Road / Milton Road Intersection – Councilor Varney asked about the intersection improvements needed. He was concerned that the developer will be completed with site work in the spring and the intersection will not be completed prior. Councilor Keans asked if the developer was charged with an exaction to complete the necessary intersection improvements. Councilor Walker stated the developer contributed property instead of funds.

City Hall Annex – Chairman Torr asked for a project status. Mr. Nourse stated he had sent an email earlier in the day showing preliminary work and explained that the Oakpoint Architects will be giving a presentation at the next City Council Workshop meeting on 10/21/14.

***Councilor Walker made a motion for adjournment at 8:10pm.
Councilor Hamann seconded the motion. The motion passed
unanimously.***

Minutes respectfully submitted by Lisa J. Clark, Rochester DPW