

**Public Works and Buildings Committee**

**February 18, 2016**

**Council Chambers**

**7PM**

**MEMBERS PRESENT**

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor Donald Hamann

Councilor Thomas Willis

**OTHERS PRESENT**

Councilor James Gray

Councilor Robert Gates

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

Chris Bowlen, Director of Recreation, Arena & Youth Services

Peter Bruckner, Historic Commission

Mark Sullivan, 25 Denali Drive

Chris Bowlen, Director of RAYS

**MINUTES**

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

**1. Approve minutes from January 21, 2016 meeting -**

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

*Councilor Varney made a motion to accept minutes as presented for the January 21, 2016 Meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.*

**2. Public Input**

Mark Sullivan of 25 Denali Drive asked if the residents that are in the Milton Road Economic Development Grant Sewer Extension project would be receiving informational letters regarding tying into to the sewer system and the cost associated with that work. Mr. Storer explained that the project is out to bid now and once the results are received they would have the necessary information to put that letter out. The bid opening is March 17, 2016. Mr. Sullivan inquired about the ordinance that requires residents to connect to the sewer during the project, or when their current system fails, or the property transfers ownership. Specifically he would like to know if there is a system in place that triggers the required connection. Councilor Willis stated that when he was the City Engineer this came up often and all realtors are aware of the ordinance. Mr. Storer stated he would look into it and get back to Mr. Sullivan.

Councilor Gates stated he was at the meeting to discuss the exterior brick and mortar on the Annex Building. He stated that he and Councilor Abbott were discussing the subject and that Councilor Abbott had suggested due to better insulation and heating retention the existing brick and mortar structure would not see the same warming and drying cycle. Councilor Gates suggested that this could cause additional deterioration of the outside brick structure. Mr. Storer assured the Councilor that this had been discussed with the architects and that they are aware of the concerns of the Councilors. Mr. Bruckner also stated that this issue is being addressed and will be taken into consideration of final plans.

**Arena Roof Concerns** – Chris Bowlen the Director of Recreation, Arena and Youth Services asked to speak to the Committee regarding the Arena roofing project. He stated that he has previously discussed roof issues with the City Council and he distributed a hand out depicting the roof structure of the building. He stated that the Consultant is looking to determine the cost of the current project. He stated that the project requires a large amount of steel and labor intensive steel work to bring the structure up to current building codes. He stated that early estimates put the project about one hundred and fifty thousand dollars over budget. He stated they are still looking at other alternatives. Mr. Bowlen also stated that there is currently a floor system project scheduled for FY18 and that they would hold off on the roof project in order to do all of the construction at the same time. He stated that it would plan construction for summer of 2017. There was discussion of weighing the cost of the construction of a new building against the cost of all of the renovations necessary. Mr. Bowlen stated he would keep the Council up to date with regards to findings and would continue to watch snow loads and contract snow removal as necessary.

### **3. City Hall Annex**

Mr. Storer stated that the Annex project is at 65% design and there have been no floor plan changes, with the minor exception to the administrative area of both planning and Building, Licensing and Zoning. The Reception desks have been adapted to address the Councilor concerns regarding the security of the work spaces during afterhours meetings. The Reception areas will have gates that can be slid into place for security. Mr. Storer stated that the cost estimate for restoration of the historic façade is now at fifty-five thousand and he believes that with the current budget estimates that could be included into the base bid costs. He said that there will be other aesthetic bid alternatives to be separated out and completed based on funding. He cited the cupola as one bid add on. Mr. Bruckner stated that he is still looking for grants and private funding sources. He stated that the L-CHIP grant administrators have encouraged us to participate by submitting an application and stated that project reimbursements after the fact are not completely ruled out. Mr. Storer asked for direction as to future updates or presentations. Councilor Varney stated to continue providing summaries and updates should be sufficient, but he did not see the need for additional Consultant presentations at this time.

The Committee was in agreement and stated that updates with plan drawings were helpful.

**4. William Allen School Traffic Pattern Change**

Mr. Storer stated that the City Councils' previous direction was for the DPW to implement the necessary changes and to put up no parking signs at their discretion to make the new traffic pattern work. He stated that he and the engineers have looked at the new proposed traffic pattern change around the school and that they have had the busses run the route, and the areas of concern are on the North side of Woodman Street, between Myrtle and Davyanne Locke Lane and on the east corner of Davyanne Locke Lane and Woodman Street. He stated that these areas should be posted no parking in order to accommodate the bus and safety vehicle traffic. His initial recommendation would be to post no parking permanently in these areas but believed he should discuss this with the Committee. If that is acceptable Mr. Hopkins says that with one weeks' notice he can make the change. Councilor Keans stated that it should not be 24 hour no parking it should be only the times when school is in session. Councilor Willis stated in order for it to be enforceable for the Police Department it must state specific times. Mr. Storer stated that he would recommend ½ hour before and after the times that the traffic for school begins. Councilor Varney stated that he thought it should come back to Council at the next meeting with a recommendation for times. Mr. Storer stated that he would get that on the agenda.

**5. Winter Operations and Parking Bans**

Mr. Storer stated that the current email alert system seems to be working. He stated that of the 27 cars that called into the PD for being in the way this last storm, only 5 were towed. He stated that the current system and all other email or text systems that staff had looked into require that the residents sign up for the notifications. This includes the current Code Red system used by the Police Department. Mr. Storer stated that we could implement the phone recorded system for residents to dial into with minimal costs. We would post seasonal signage with the number. Councilor Keans stated that the problem is most likely worse when it is for the downtown clean up after the storms and people might not realize there is a ban. Mr. Storer stated that the staff posted the electronic message boards out during the day in hopes of additional notification and removed them when the work was completed. Councilor Varney stated that it all seemed to be working and no changes were warranted.

**6. City Hall Parking Lot**

Mr. Storer stated that he had had been ask to check into the parking situation at the City Hall Complex area. He stated that he had counted approximately 99 employee needed spaces at peak City Hall, PD and RFD operating hours. With the addition of 4 more spots needed for Economic Development moving to the Annex that would be 103. He stated that there are approximately 135 spots available with an additional 8 spaces on Wakefield Street. Councilor Varney stated that the parking is limited and that makes it

even more important for staff to avoid using the spaces that are reserved for visitor parking.

**7. Underground Fuel Storage Removal:**

Mr. Storer stated that staff had obtained a quote for the estimated cost to remove the underground fuel storage tank located between City Hall and the new Annex building. He stated the estimate for removal is estimate is four thousand one hundred and fifty dollars. Mr. Storer said that he had gone with the preference of the Committee for complete removal and pending any contamination results he stated he could get the removal completed. Mr. Storer asked for the Committee recommendation for funding the project. Councilor Varney suggested a general fund cash supplemental appropriation. Mr. Storer stated he would do an agenda bill for the next Council Meeting.

**8. Downtown Crosswalk /Sidewalk Illumination**

Mr. Storer stated that he had been asked to look into the Councilor and Resident complaints of poor lighting on crosswalks and sidewalks in the downtown area. Mr. Storer stated that he had looked at additional mast arm type lights that could be added to existing light poles, but stated that at some crosswalks there are no light post near enough to help illuminate the crosswalks. There was discussion on the addition of signage. Councilor Willis stated that there are recommendations in the Manual of Uniform Traffic Control Devices (MUTCD) but stated that in the downtown historic districts these often conflict with the historical intentions of the area. Councilor Keans mentioned that there is a crosswalk at the traffic signal near the Central Fire Station that does not have pedestrian crossing button. Mr. Storer asked if the addition of light poles, signage and crosswalk locations in the downtown should be presented as a capital improvement project of its own. Mr. Fitzpatrick stated that he would like to see a capital project proposed.

**9. Fieldstone Village** – Mr. Storer stated that since the mention of this project at last month's committee meeting he has met with staff and reviewed the consultant reports to determine the scope of the project. He stated that he has also been discussing the project with Mr. Creteau from SUR Construction. Mr. Storer stated that the department would like to do the project as a design build with SUR using the pricing in the Construction Contracted Services bid to save the City the expense of drawing up bid documents and going out to formal bid. Mr. Storer stated that the project basically entails running a parallel line down Village Lane to tie in the existing lines and services to that main. He stated that we would have a master meter for billing and determining leaks within the private piping servicing the cooperative. This would meet the Co-ops expectations and the State of NH expectations.

**10. Paving Cost and Paving Priorities** – Mr. Storer stated that staff had looked into the cost of asphalt and the impact of the low petroleum costs on the asphalt. He stated that he was surprised that there was not a significant cost savings due to the low petroleum cost. He stated that the City's current bid with Pike Industries does have a clause for the escalation

and de-escalation of asphalt cost. He stated that the work is basically a per ton cost. Councilor Varney suggested appropriating funds in advance of the City's CIP Budget process in order to get this year's FY17 paving done early in the season when the temperatures are better for doing so. Mr. Storer stated that he may or may not need to do a contract extension with Pike. He stated that he would look into that. The Committee was in agreement to fund the paving in advance and the City Manager stated he would look into the impacts for the budget with Blaine Cox. Councilor Varney suggested paving Lowell Street all the way to the intersection. Mr. Storer agreed that the area near the Arena and the culvert replacement is also rough. Councilor Gray asked about the Union Street Parking lot and Mr. Storer stated that it is not in the best shape. He believed this was going to be an Economic Development CIP Project. Councilor Keans stated it was not in that bad of shape. Mr. Storer discussed the need for a pavement evaluation process that placed numerical values on roads in regards to the onsite conditions. He stated the UNH Technical Center no longer does the Road Surface Management System (RSMS) evaluations, but he believes there are other programs out there. He has been in discussion with the Director from Dover regarding their ongoing Pavement Condition Index Program that they recently awarded. Mr. Storer estimates it might cost \$60,000 to \$70,000 for a consultant to do a similar assessment for Rochester. Mr. Storer stated that he will get up to date pavement estimates for the Whitehouse Road, Tebbetts Road (Lowell to Rt 108), Lowell Street (Tebbetts to Columbus), Old Dover Road/Columbus Intersection and Hansonville Road. He stated that he will bring the estimates back to the committee next month with the total funding amount to be requested. The Committee was in favor of a supplemental appropriation for the total amount prior to the FY2017 budget.

#### **11. Paving Moratorium**

Mr. Storer stated that the current Chapter 15 City Ordinance places a 3 year moratorium for cutting into newly paved streets. He stated that the City currently invests a considerable amount of funds paving and reconstructing streets and when a street is cut into it immediately reduces the integrity of the pavement. He stated that he would like to see the moratorium extended to five (5) years. Mr. Storer stated that he has tentatively placed this ordinance change on the agenda for the next Codes and Ordinance Committee. Councilor Keans and Haman stated they are in support of the change. Councilor Varney stated that this does not need to go to the other Committee. He stated that this committee can make a recommendation to the full Council. The Council can approve or send it to the committee. Mr. Storer stated that there is a large project in the works that may want to cut into several newly paved streets. Councilor Willis stated that when the pavement is cut the constructor is supposed to submit plans and specifications for restoration and there are times where bonds need to be placed.

***Councilor Hamman made a motion to recommend that the Chapter 15 Ordinance be***

*updated to state a 5 year moratorium for cutting into newly paved streets. The motion was seconded by Councilor Willis. The Motion passed unanimously.*

**12. Salmon Falls Sewer EDA Project**

Mr. Storer stated that the EDA Project is now out to bid. Mr. Storer stated that the original project budget was 3.8 million. He stated that he had looked through the minutes of last year's meetings and noticed where Mr. Nourse had let the Committee know that running the sewer across the Kodiak & Denali Roads through to Salmon Falls Road was going to cost additional funds. He stated that current engineering estimates are for 4.5 million. Mr. Storer also stated that there are three sections of the project that the EDA has deemed non-participating. He stated he would have the definite bid results for next month's committee meeting and he would update the committee then.

**13. Franklin Street, Western Ave and Western Ave Pump Station**

Mr. Storer stated that the project is on track to go out to bid in March. He stated that one permit was still pending with NHDES. He informed the committee that the project has been given a 319 Grant in the amount of one hundred and twenty-five thousand for a stormwater piece that includes a rain garden. He stated he would update the committee next month.

**14. Other**

**China Palace Parking Lot** – Mr. Storer stated that the current plan is going before the Technical Review Group and that staff will be reaching out to Stella Goon regarding the plans for funding the project 50/50 City Funds/Private contribution.

**Winter Maintenance** – Mr. Storer stated that he had looked at the budget due to Councilor Keans's questions at last weeks City Council meeting. He stated that there have been 17 treatable events and that we have put down 2500 tons of salt to date. He stated that although it seems like very little snow and freezing temperatures have occurred, we have been out more than it would seem. He said that there are times when it is said we are doing too much, and times when it is said that we are doing too little. He believes the department has a good balance and that the safety of the public is always our top concern.

**Eastern Avenue** – Councilor Gray stated that he had noticed marking on Eastern Avenue and wanted to know if the Director knew what they were for. Mr. Storer stated that he would look into it. Mr. Willis suggested an Eversource project in the area might be the reason.

*Councilor Varney made a motion for adjournment at 8:57 PM. Councilor Willis seconded the motion. The motioned passed unanimously.*

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Office Manager.

