

MINUTES OF THE PUBLIC WORKS AND ENVIRONMENT COMMITTEE
CITY COUNCIL CHAMBERS
February 15, 2023 – 4:00 p.m.

Committee Members present: Councilor David A. Witham, Chairman
 Councilor Denis Messier, Vice-Chairman
 Councilor Kenneth Vincent
 Councilor Martin Pepin

Administration/Staff present: City Manager – Bob Belmore
 Finance Director/DCM – Scott Smith
 Director of Public Works – Michael Bobinsky
 City Engineer – Amber Hall
 Director of Planning & Community Development – Michelle Mears
 Deputy City Clerk – Ammy Ramsey

Chairman Witham called the meeting to order at 4:00 p.m.

MINUTES OF THE PREVIOUS MEETING

Councilor Messier made a motion to approve the minutes of the January 11, 2023 meeting. The motion was seconded by Councilor Pepin and passed 3-0-1, Councilor Vincent abstained.

BID RESULTS

A. Road Resurfacing

City Manager Belmore stated that the City received 3 bids from GMI Asphalt LLC, Continental Paving, and Pike Industries. Manager Belmore informed the Committee that Public Works Director Bobinsky and City Engineer Hall checked the references for GMI from the City of Concord, City of Laconia, the Town of Gilford, and the Town of Ashland.

City Engineer Hall stated that all of these municipalities use GMI for current contracts or multiple year contracts and they had favorable experiences. Engineer Hall also mentioned that they contacted some of their colleagues regarding GMI because of concerns that have been mentioned regarding the quality of work. Engineer Hall stated that the work was from approximately 5 years ago, and the recent work done here in the City was done well and met specifications.

Councilor Witham mentioned that he is not surprised that the references are from the Belmont area since that is where GMI is located. He also mentioned that he has been pleased with the work Continental Paving has done for the City, and Pike Industries is the highest bidder.

Councilor Messier stated that he doesn't have an issue with GMI Asphalt, and feels that the problem with the Willand Drive paving was due to inadequate road base when they did that project.

Councilor Witham stated he initially had concerns with GMI, but feels the references received are good. Councilor Vincent stated he is ok with GMI doing the project. Director Bobinsky stated they put in a quality control process that will happen during the project to ensure project quality and will further protect the City.

Finance Director Smith that there is enough funding available to expend for this project. Director Smith also stated that \$48,000 would be used from the Water Fund because of the water patches that are included in the project.

Councilor Messier made a motion to sponsor a Resolution to full Council to award the Road Resurfacing Project to GMI Asphalt, LLC in the amount of \$1,240,107.20 and to include a 5% contingency. The motion was seconded by Councilor Pepin.

Discussion:

Councilor Vincent inquired about why \$48,000 was needed from the Water Fund. Councilor Witham explained that this is due to Water Main breaks where a temporary patch exists, these will be permanent repairs.

The motion passed 4-0.

B. Sidewalk Repairs

City Manager Belmore stated the City received 3 bids for the sidewalk repairs, and the low bidder is GMI Asphalt, LLC.

Finance Director Smith gave the Committee information regarding the funding for the sidewalk replacement project. He informed the Committee there is \$100,000 budgeted in the current budget, and options for additional funding could be the non-lapsing Highway Block Grant funds, the American Rescue Plan Act funds, the Municipal and Transportation Fund, and possibly Fund Balance.

City Engineer Hall described the base bid options that were presented to the Committee and the work that would be done with each option. Councilor Witham stated that the Green Street portion of this project is the highest cost because of the difficulty it presents and inquired if that portion could be delayed until there is a funding option that would not deplete the City's available resources. Director Smith confirmed that is an option. The consensus of the Committee is to move forward with West High Street from Maple Street to Cemetery Road, West High Street by the SAU Building driveway, and Bartlett Avenue from Guy Street to Cass Street.

Councilor Messier made a motion to sponsor a Resolution to award the Sidewalk Repair Base Bid # 1, 2, and 3 in the amount not to exceed \$140,000 and further sponsor a Supplements Appropriation to utilize \$40,000 from the non-lapsing Highway Block Grant funds. The motion was seconded by Councilor Pepin.

The motion passed 4-0

BAKER PROPERTY-FORMER PRINCE'S GARAGE

City Manager Belmore stated that Mr. Baker purchased the property at 261 Main Street and has done some remedial work and removed the building. Mr. Baker now is unable to build because of contaminated soil needing to be removed and is requesting the City assume ownership of the property in order to be able to apply for a EPA Brownfields grant. Mr. Baker would assume ownership of the property when the contaminated soil is taken care of and then he will then move forward with development of the property. Manager Belmore also informed the Committee that the EPA has approved this process.

Councilor Vincent inquired if there is any City match will the City need to come up with the funding. Manager Belmore said no, the agreement with Mr. Baker will be that he will need to provide any funding match. Furthermore, the fence that has been put up was done by Mr. Baker, and when the City takes ownership of the property there is funding available provided by Mr. Baker to take care of any repair issues with the fence.

Councilor Pepin would like to see this happen so Mr. Baker can assume the ownership after and move forward with his development of the property.

Councilor Pepin made a motion to sponsor a Resolution to acquire ownership of 261 Main Street and apply for grant funds to remove the contaminated soil on the property, once the property is determined clean the City shall relinquish the property back to Mr. Baker. The motion was seconded by Councilor Messier.

Discussion

Councilor Vincent inquired if we do this for Mr. Baker would the Council be responsible to do this same deal with another resident. The consensus after some discussion was that the Council would not be obligated to do so, but could if they choose.

The motion passed 4-0.

FIRE STATION CONSTRUCTION – CONTAMINATED SOIL

City Manager Belmore described the process that will have to happen in order to remove the contaminated soil, which includes hauling the dirt to Worcester, Mass to a freight yard, and then transporting the dirt via rail to a landfill disposal area near Niagara Falls, NY.

Councilor Witham stated that prior to the Fire Station construction they did not test for PFAS, and once construction started our contractor discovered PFAS traces in the excavated soil and believes it is from the foam that was used years ago. The soil was at that time moved and encased in plastic until it could be determined the proper way to dispose the soil. Councilor Witham stated that the soil is not classified as hazardous and proper handling of the soil is unknown.

Councilor Vincent mentioned that PFAS is everywhere and people come in contact with PFAS on a regular basis. Councilor Vincent also mentioned that he reached out to Congressman Chris Pappas and was informed that the State does not have anything in place for the safe disposal of PFAS soil at this time, Councilor Vincent feels that they should leave it where it is now.

Councilor Messier agreed that they could leave it for now, but feels that it will need to be taken care of at some point and could be a substantial price increase at that time.

Discussion continued pertaining to leaving the soil where it is until Manager Belmore and City staff can gather more information concerning future funding that could become available or when a determination is made by the State on how to properly dispose of PFAS contaminated soil.

PRIVATE ROADS – INVENTORY / SIGNAGE

Public Works Director Bobinsky presented a memo to the Committee which included a list of the 72 Private Roads in the City and a few pictures of examples of what the street signs that will help depict the private roads from City roads. The examples given were a different color street sign, the abbreviation PVT for private after the road name, or adding a smaller sign that states private way or private street on the sign pole. Director Bobinsky also added that the price is for signs only and does not include labor. City Engineer Hall also stated that she spoke with the 911 field representative and there are no suggested guidelines that need to be followed for E-911 purposes.

Councilor Witham stated that he was surprised at the number of private roads in the City, and mentioned that he likes the additional “private” sign placed above or below the street name sign.

Councilor Vincent stated he feels that the property owners should be aware that they live on or are purchasing a property on a private road, and feels that the City should not have to bear the cost of this.

Councilor Pepin feels that it would be helpful for the emergency responders to be aware of when responding to calls on private roads.

Councilor Messier stated he prefers the private way addition over the PVT on the end of the current street sign.

Councilor Witham requested a cost for the private roads with multiple homes to get the additional private way sign.

MISCELLANEOUS

Councilor Vincent stated he was contacted by a resident from Coles Pond Road concerning paving and the option of doing a betterment assessment. And he also mentioned a drain that is recessing on Blackwater Road at High Street.

Councilor Witham mentioned the abundance of brush on the sides of the roads from the previous storm that caused damage throughout the City and hopes that the Public Works crew are able to clean up some of the brush before the next storm hits, but understands they have been busy and will do what they can.

ADJOURNMENT

Councilor Pepin made a motion to adjourn. The motion was seconded by Councilor Vincent and passed 4-0. The meeting adjourned at 5:07 p.m.

Respectfully submitted,

Ammy Ramsey Deputy City Clerk