

# CITY COUNCIL WORK SESSION

## Capital Improvement Plan

January 29, 2007 – 6:30 p.m.

Council Chambers

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City Council Present: Mayor Marchand, Assistant Mayor Ferrini, Councilors Grasso, Dwyer, Reynolds, Pantelakos, Whitehouse, Smith and Hynes

Officials Present: John P. Bohenko, City Manager; Cindy Hayden, Deputy City Manager, David Allen, Deputy Public Works Director; Peter Rice, Water & Sewer Engineer; Steve Parkinson, Public Works Director; David Holden, Planning Director; Gail Cunningham, Controller; Christopher LeClaire, Fire Chief; Bill Irving, Police Captain; Robert Lister, Superintendent of Schools; Stephen Bartlett, School Business Administrator, Jon Frederick, Parking Manager, Debbie Finnigan, Traffic Engineer, Peter Torrey, Trustees of Trust Fund Representative, Alan Brady, Communications Supervisor – Information System Projects; Andrew Purgiel, Auditor; and Dianne M. Kirby, Deputy City Clerk

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### **I. Call to Order**

At 6:35 p.m., Mayor Marchand called the work session to order and advised the City Council and members of the public that this meeting is for review of the Capital Improvement Plan.

### **II. Introduction**

City Manager Bohenko advised the City Council that the staff has put together a presentation on the proposed Capital Improvement Plan (CIP) for FY2008-2013. He stated that this is a six-year Capital Improvement Plan that is being presented in accordance with state and local requirements. City Manager Bohenko went on to explain that in August a memo was sent to all departments asking them to update the plan and identify any new projects or equipment that they felt needed to be included in the CIP. He stated that when all the proposals were submitted, a sub-committee of three members from the Planning Board, the City Manager and city staff reviewed them. He stated that for FY 08, the departments submitted requests from the general fund in the amount of \$2,537,000. The committee reduced these requests to \$1,500,000 - a reduction of \$1,037,000. City Manager Bohenko stated the total CIP for FY08 is estimated at 22 million dollars, of which 60 percent will come from either grants or private funds. He stated that tonight's work session continues the CIP process. He further stated that in the past two years we have tried to maintain the general fund appropriation in the capital area at about 1.5 million dollars. City Manager Bohenko stated that in FY07 the City Council reduced the Planning Boards recommendation by \$300,000 for a total appropriation for that year of 1.2 million dollars. He stated that the committee felt that it was important to continue the level of 1.5 million dollars in as much as last years reduction of \$300,000 took place. He said the total improvements for FY08 are estimated to be \$24,862,000 of which 9 million dollars would come from grants or private funds. He further stated that the total projects of the six year plan are estimated to be about 243 million dollars, of which a large portion will come from grants or bonding. City Manager Bohenko reported that on January 19, 2007, the Planning Board approved the proposal before the Council this evening.

City Manager Bohenko stated that Dave Holden, Planning Director and the City staff would make their presentation and then the meeting would be opened up to the City Council for questions and discussion. He stated that there would be no further action required by the City Council at this meeting, but the City Council could make suggested amendments that could be identified for the Public Hearing on March 5, 2007. He stated that a formal amendment would have to be made at the March 19, 2007 City Council meeting.

City Manager Bohenko turned the meeting over to Planning Director Holden for their presentation.

### **III. Presentation**

Dave Holden, Planning Director stated that this proposal represents the Planning Boards recommendations for the Capital Improvement Plan for FY 2008 – FY 2013.

Members of the City staff provided a PowerPoint presentation outlining the CIP. Christopher LeClaire, Fire Chief, discussed the need for replacement ambulance and fire vehicles. Chief LeClaire went on to state the need for upgrading the fire department's communication system infrastructure and repairs and improvements to the fire alarm system. He discussed the need for replacement of fire apparatus and equipment. He went on to identify the need for powered ambulance cots which will reduce the amount of manual lifting experienced by department members on a day-to-day basis as well as bio-medical equipment, breathing air compressors and a fire mobile data terminal system. He addressed the need to replace Stations 2 and 3.

Police Captain Irving spoke to the funding request for a mobile command post; this project is identified for FY09. He addressed the need for improvements to the indoor training range, an additional two bay garage expansion and evidence room expansion as well as upgrades to the police training room and Police Department building improvements. He stated that the Police Department is seeking to modify its existing radio system with encryption capabilities. Captain Irving spoke to the funding request for a Reverse 911 – Community Notification System. This project is identified for FY08/09. He spoke to the need for an electronic document management system – digital archive system which will eliminate paper storage/space making it easily accessible and protect it from loss. He further spoke to the need for an automated fingerprint identification system, thereby allowing for rapid response of suspects within the system.

Robert Lister, Superintendent of Schools outlined school facilities capital improvements, Phase II and Phase III School Department building renovations.

Peter Torrey, Trustee of the Trust Fund addressed the Prescott Park and Four Tree Island walkway, dock and building lighting, seawalls and erosion barriers and the City's marina docking facility.

Cindy Hayden, Deputy City Manager addressed funding for Phase I and Phase II redevelopment of the McIntyre Federal Office building. She discussed land acquisition, which funds the purchase of land that has been determined should be municipally owned. She also discussed the implementation of the Peirce Island Master Plan. She spoke to the African burial ground project and repairs to the historic markers within the City. She addressed the

projects at the Winchester Place/Ledgewood Manor Park, the North Mill Pond pedestrian and bike pathway and the Piscataqua Riverwalk project. She reviewed the Ceres Street and Atlantic Heights Streetscape improvements. She discussed the continuation of playground improvements in the City.

Dave Holden, Planning Director spoke to the purchase of automated external defibrillators for the Connie Bean Center, Spinnaker Point Recreation Center, Public Works and the indoor pool. He spoke to the Master Plan Planning process which will establish funds for the process starting in approximately 2012.

Alan Brady, Communications Supervisor spoke to updating the Television Studio and upgrading/replacement of City Hall servers and workstations.

Steve Parkinson, Director of Public Works, spoke to improvements to the stump dump for the creation of recreational fields. He addressed the various projects recommended for FY08 and those identified for future years. He discussed funding for major renovation projects for the High Hanover Parking Facility. He also spoke to building, road and infrastructure improvements throughout the City. He spoke to working with NHDOT to install sound barriers along I-95 – Atlantic Heights and Pannaway. He reviewed projected improvements to South Mill Pond Dog Park, historic cemetery, Municipal Complex, indoor pool and the City's seawalls. He addressed the citywide tree replacement program and roadway improvements and rehabilitation. He further reviewed the traffic circle replacement.

Jon Frederick, Parking Manager spoke on the transit infrastructure improvements that would be federally funded. He reviewed a multi-space parking pay station pilot program which could replace the old single space meter technology. He further spoke to the City's free public parking/shared lot agreements as well as parking lot improvements.

Debbie Finnigan, Traffic Engineer discussed citywide traffic signal upgrades and inventory as well as funding for the replacement of various bridges throughout the City. She reviewed Elwyn Park neighborhood intersection traffic calming improvements, citywide truck routing study and citywide sign inventory and GIS application.

Peter Rice, Water & Sewer Engineer reviewed the sewer projects. He addressed Phase III and IV of the sewage improvement program.

David Allen, Deputy Public Works Director reviewed the water projects. He discussed the annual water line replacement program, water source augmentation, water tank replacements, well station improvements, well upgrades, wide area radio meter reading system and the Madbury Treatment Plant upgrades.

#### **IV. Questions and Discussion**

City Manager Bohenko reminded the City Council that any bonding issues have to come back to the City Council for two readings, a public hearing and a two-thirds vote. He stated that the out year figures are early estimates and the Council should look at FY 08/09 figures. He stated that approximately 50% of all non enterprise fund projects for FY 08 (50.7 million dollars) are coming from federal, state or private public partnership funds. He said it is

important that if any rearranges are made in those projects that we pay attention that we do not lose those funds. He further stated that the out year figures can be updated on subsequent CIP years.

Mayor Marchand stated that the Council would be committing only to FY08 year figures. He then opened the meeting to questions and discussion.

Councilor Smith asked about page 160, Rye Line Pump Station upgrade. He stated that the 1.5 million dollars for FY08 is not listed on the spreadsheet. Andrew Purgiel, Controller stated that he would ensure that is corrected. Councilor Smith requested to know how close we are to completion of the water/sewer separation. Peter Rice, Water/Sewer Engineer stated that it is a 10 year program and that there is easily 10 more years on this project.

Councilor Raynolds stated that it looked like the City was way below the legal capacity on our legal debt limit. City Manager Bohenko stated that he tries to keep the net debt below 10%. He went on to state that in the next 5 years, the City will be extinguishing 24 million dollars of debt in the general fund. Councilor Whitehouse requested to know if it was too difficult to see which bonds have matured. City Manager Bohenko stated that the chart on page 28 shows this information. Councilor Smith requested if we are taking into account the new sewage treatment facility. City Manager Bohenko stated that we will apply for large grants and State Revolving Loan Fund.

Councilor Dwyer questioned the projections for schools. She asked if the Council could add dollars to the CIP to do planning across the Middle and Elementary schools. She stated that she would like these dollars to be used for projects for what the schools really need, in advance of what is listed in the CIP for renovations, to really determine whether we need two schools, three schools or if other configurations will work. She stated that we need to see what the maximum benefit we can get from the buildings that we currently have in use or will use in other ways. She stated that she had hoped we would be able to do that this year because many residents have voiced their suggestion that we look at our school facilities comprehensively and she thought it would be great to be able to do that. She said she hoped we could review these this year. City Manager Bohenko suggested this item be put on the element sheet on page 32. He suggested that it be placed in for FY09 and have Dr. Lister and the School Board review it. He suggested putting a place holder of \$25,000 in for FY09 for facilities planning.

Assistant Mayor Ferrini stated that we need a Middle School right now. He requested if any of the \$500,000 in FY08 is geared toward making repairs at the current Middle School. Dr. Lister stated that none of the \$500,000 is appropriated for the Middle School. Assistant Mayor Ferrini asked if we are unable to achieve the political consensus that we need to build a Middle School soon, will the School budget allow for minor repairs for say drinking fountains and that type of repairs. Dr. Lister stated that at this point it is not a matter of drinking fountains; it is a matter of the boiler, the roof, and the bathrooms, so we have greater concerns than drinking fountains at this point. Councilor Dwyer stated that these repairs to the Middle School are necessary. She asked what is more important than making these repairs. City Manager Bohenko stated that if something comes up of an emergency nature, we will have to take care of it either by taking funds from the operating account, taking funds from the \$500,000 listed in the CIP, or come back to the Council and ask for additional appropriations. Councilor Dwyer

stated that we need to anticipate these Middle School repairs. City Manager Bohenko requested that Dr. Lister put together some numbers on what the repairs to the Middle School would be. Assistant Mayor Ferrini stated that he wants the new school build as soon as possible. He said he would like to see it built within the next year. Mayor Marchand stated that the concern is there. Councilor Pantelakos stated that politics should not play into the Middle School. She stated that the kids should play into the issue. She said the Middle School is in sad need of repair and we would be throwing good money after bad and we need to get on with the new school. She stated that she does not want to put anymore money into the Middle School. Councilor Raynolds stated that the building is structurally sound. He stated that he could not agree more with Assistant Mayor Ferrini and Councilor Pantelakos about the need to move quickly. He stated that he speculates that the School Board may have been reluctant to spend capital on the old Middle School to address some of these short comings for fear that it would weaken their case for a new school now. He stated that in any case, the Middle School will still be a City building and repairs need to be made no matter what. He agrees the funds need to be in the CIP to repair the Middle School. Councilor Pantelakos stated that she does not want it to take 22 years to get the new school built like it did the library. Councilor Dwyer stated that the City needs to get a planning study for the Elementary School to avoid what has happened to the Middle School and that we entertain additions to the FY08 budget for things that are known to be necessary so we can make immediate repairs. City Manager Bohenko stated that the Council needs a consensus on the \$25,000 to be placed in FY09 for the planning of facilities planning for the Elementary Schools, but he requested he be allowed to spend some time with Dr. Lister to discuss making a list of things that need repairs. Councilor Pantelakos agreed with Councilor Dwyer and stated that we need to put something aside. She further stated that we need to continue to keep up the maintenance of the Elementary schools. City Manager Bohenko requested that everyone review Appendix II on page 11-3 which shows the proposed school facility improvements for FY 2008-2009. He stated that the Elementary School repairs are being spread out to 2014/2015. He stated that this is to avoid what we have today with the Middle School.

City Manager Bohenko said that the City is working on a job description for a Facilities Engineer for the future. Assistant Mayor Ferrini stated that he would like to hear what the school has to say. City Manager Bohenko stated that he would meet with the School Board and Dr. Lister to get a list of needed repairs to the Middle School. Councilor Whitehouse stated that he likes what he is hearing. He stated that in all his years on the School Board and the fights for building repairs he sincerely hopes that the City will follow through on the much needed repairs to the Middle School. Councilor Hynes stated that spending money on the Middle School building is necessary for restoring minimal occupancy and safety. Councilor Smith asked if there is a line item in the school budget for building repairs. He also requested to know how much this line item is and if we were to add into the CIP, how much would that decrease the schools regular budget. Dr. Lister stated that there is \$80,000 or less as a line item in their budget for building repairs/maintenance. Councilor Smith requested if this would be dropped out of their proposed budget for the schools if money is added for repairs to the schools in the CIP. Dr. Lister said no, the CIP money would be in addition to the \$80,000. Stephen Bartlett, School Business Administrator stated that the money in the budget is to cover the repairs that are done over the summer months by their maintenance personnel. Mayor Marchand stated that \$25,000 should be placed in the CIP for FY09 for facilities planning. Councilor Grasso stated that if this money is added to the CIP, she suggested that

the School Department direct how this money is spent. Mayor Marchand requested a show of hands as to who was in agreement with this. All Councilors were in agreement.

Councilor Whitehouse stated that on page 144 there is a line item on Woodbury Avenue traffic calming improvements. He stated that he would like to move this up. Steve Parkinson, Director of Public Works stated that this item can be done anytime, but was positioned as such to allow time to procure Federal and State funding. Councilor Whitehouse asked if it can possibility be moved up at least one year. He stated that the residents are very concerned. City Manager Bohenko stated that if the money becomes available sooner, we will move it forward. Councilor Raynolds asked if we could do some low cost repairs that might help, such as striping the shoulders or putting a removable speed bump. City Manager Bohenko stated that he would look into it.

Councilor Smith requested that if the \$50,000 line item on the African Burial Ground on page 66, is from a partnership deal and if so have any funds been collected yet. Cindy Hayden, Deputy City Manager/Community Development Block Grant Projects stated that she didn't think any funding has been raised yet. She stated that we will be assisting them in pursuing a State Cultural Grant.

Councilor Smith asked about the dog park partnership on page 77. He requested if they have started to raise funds. City Manager Bohenko stated that funds have been raised plus some.

Councilor Whitehouse said that on page 66, the African Burial Ground, he seems to remember that we were only going to match funds. Mayor Marchand stated that that is still the case. Councilor Hynes stated that the Committee on African Burial Ground has done a study to determine where they will be reaching out to receive the contributions. He stated that they are confident that they will be able to meet the need, but they have not officially started any public donations. Councilor Pantelakos stated that the people are going to raise funds for the memorial only. She stated that the City dug up the graves and the City should be responsible for putting them back.

Assistant Mayor Ferrini asked about page 166 – annual water line replacement in FY08. He stated that it goes from \$700,000 to \$1.2 million in FY09. He requested to know the reasoning behind this jump. Dave Allen, Deputy Public Works Director – Water Projects stated that it is following a long term control plan. He stated that the City will do Miller Avenue next year and that Miller Avenue is a pretty significant waterline project and will be mirroring the sewer project for the most part.

Councilor Raynolds asked about page 43 and 49 concerning radio compatibility. He requested if this project is for upgrading the present radios and not for new radios. Captain Irving stated that he is correct. Councilor Raynolds asked if we are going to have police and fire radios that talk to each other. Chief LeClaire said the Fire Department will have statewide task force capabilities for emergency response and fire, seacoast task force capabilities and tactical frequencies. Captain Irving stated that the banks of radios are available for law enforcement communication with other Law Enforcement Agencies, as well as Fire and Public Works across the State. He stated that the encryption radios will only be used when needed. Councilor Raynolds asked if the Fire Department had encrypted radios. Chief LeClaire stated that the Fire Department does not have a need for encryption modules.

Councilor Smith asked about page 130 Atlantic Heights Streetscape Improvements. He requested if this will finish up the heights. Deputy City Manager Hayden stated that it would not. She stated that the City still has Concord Way and Porpoise Way to complete.

Councilor Smith asked about page 69, playground improvement. He requested if this project is a matching program or for overall maintenance. Deputy City Manager Hayden stated that this project is in two parts, part one is for design and part two is for maintenance. Councilor Smith asked if there were any plans for public funds. Deputy City Manager Hayden stated that there were none she was aware of, but this project is just in the design phase.

Councilor Whitehouse asked about page 123, Peirce Island Bridge rail replacement. He stated that he hoped that something can be done soon. He stated that it is not a healthy situation. Councilor Dwyer requested if that project had been deferred. City Manager Bohenko stated that the funds had been stretched out to later years.

Councilor Raynolds asked about page 78, Atlantic Heights and Pannaway Manor. He requested to know what is being done about other areas with the same problems. Public Works Director Parkinson stated that Atlantic Heights came before the Council with the problem and thus was added to the CIP. He stated that the whole area will be looked at.

Councilor Raynolds asked about page 94, Passenger Rail Study – Hampton and Rockingham Branch. He requested to know why this item is there. Planning Director Holden stated that it was there because the City Council took a stance. He further stated that this is only a place holder in case these rail projects come to the forefront. He stated that by maintaining it in the CIP it would put this one next in line.

Councilor Raynolds asked about the planned “way finding” signage system at the Market Street Extension. He asked what the City is contemplating. He requested if this is a start on combining signage for our attractions on one sign instead of separate signs. City Manager Bohenko stated that it is the City’s intent, but it is going to be an interesting task to bring all the different groups together.

Councilor Grasso stated that the City Staff did a good job on this presentation.

Councilor Whitehouse stated that he approves of a lot of these projects, but page 107 – Market Street Sidewalk Expansion and Pedestrian Improvements he is concerned that in a historical area as this, we should not make all these improvements. He stated that we need to leave the City something original. City Manager Bohenko stated that downtown businesses have pushed for these improvements. He stated that this will come up for public hearing and people need to come out and make their thoughts known. Councilor Whitehouse requested if all this is needed. He stated that he would like us to leave some history. City Manager Bohenko stated if the Council feels it is not a priority, it can be pushed back. Councilor Whitehouse stated that we keep chipping away at our historical Portsmouth. Councilor Dwyer stated that at some point someone needs to decide what era different parts of the City are modeling itself by. She stated that you can pick many different eras to model our historical City as. She said that the City hasn’t had a discussion or public agreement about what we are trying to emulate in the different parts of the City and why.

City Manager Bohenko thanked the staff for the presentation and the residents that attended this meeting.

**V. Adjournment**

At 8:30 p.m., Mayor Marchand closed the meeting.

Respectfully submitted by:

Dianne M. Kirby, Deputy City Clerk