

CITY COUNCIL WORK SESSION

Capital Improvement Plan

January 28, 2008 – 6:30 p.m.

Council Chambers

City Council Present: Mayor Ferrini, Assistant Mayor Blalock, Councilors Novelline Clayburgh, Dwyer, Smith, Kennedy, Spear, Reynolds and Pantelakos

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, Rus Wilson, Recreation Department Director, Debbie Finnigan, Traffic Engineer, Peter Torrey, Trustees of Trust Fund Representative, Alan Brady, Communications Supervisor – Information System Projects; Andrew Purgiel, Controller; and Dianne M. Kirby, Deputy City Clerk

I. Call to Order

At 6:30 p.m., Mayor Ferrini 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 FY2009-2014. He stated that this is a six-year Capital Improvement Plan that is being presented in accordance with state and local requirements. He stated that Sections 7.6, 7.7 and 7.8 of the City Charter outlines the requirements and procedures for drafting and updating the CIP on an annual basis. City Manager Bohenko went on to explain that this fall 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 09, the departments submitted projects totaling \$1.7 million that would directly affect the FY09 General Fund Budget. He stated that last year the Planning Board proposed funding for \$1.5 million of improvements which was reduced during the budget process to \$1.2 million and was finally approved by the City Council in May of last year. He said that in FY09 the Planning Board and he are proposing the City Council appropriate \$1.4 million for the General Fund portion of the Capital Plan. He said it should be noted that projects that are bonded require a separate vote by the City Council and a public hearing with a 2/3 vote. He said those projects that are identified in the out years, FY10-14 are for planning purposes with actual funding not required in FY09. He stated that the total CIP scheduled for FY09 including general fund bonding is \$73 million of which \$50 million is being leveraged with Federal, State, and other sources such as public/private partnerships. City Manager Bohenko stated that when you look at the amount of money we get in Federal, State and other sources, he said that about \$.70 comes from the other sources and not the local taxpayer. He said that it is important for first time Council members to remember when reviewing this plan that it is a Capital Improvement Plan and not a budget. He said the Council will vote on the

appropriations within the budget process. The Charter requires that before he gives the City Council the budget to review, the Council must adopt the CIP. City Manager Bohenko stated that there will be a public hearing on this plan on March 3rd and hopefully we can have the plan adopted by the 2nd meeting in March or at the latest the first meeting in April. He stated that every time this gets pushed off, it delays him getting the budget to the Council.

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 Council for questions and discussion. He stated that there would be no further action required by the Council at this meeting, but the Council could make suggested amendments that could be identified for the Public Hearing on March 3, 2008.

City Manager Bohenko turned the meeting over to Planning Director Holden for his staff presentations.

III. Presentation

Dave Holden, Planning Director stated that this proposal represents the Planning Boards recommendations for the Capital Improvement Plan for FY 2009 – FY 2014.

Members of the city staff provided a PowerPoint presentation outlining the CIP. Christopher LeClaire, Fire Chief, discussed the need for a 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 Fire Station 3.

Police Captain Irving spoke to the funding request for a mobile command post; this project is identified for FY10. He addressed the need for an additional two bay garage expansion and evidence room expansion as well as upgrades to the police training room and Police Department building improvements. 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. Police Captain Irving reviewed the need for a new Police Station Feasibility Study to examine the current and future space and operating needs of the police department as well as the evidence room expansion.

Robert Lister, Superintendent of Schools outlined school facilities capital improvements, Middle School upgrades and Elementary Schools upgrades.

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 Paul A. Doble Army Reserve Center reuse. She discussed the continuation of playground improvements in the City. She stated that approximately every ten years, the City is required to adopt a new Master Plan. She said the current plan was adopted in 2005. She stated that this project is intended to establish funds for this planning process starting in approximately 2012.

Steve Parkinson, Director of Public Works, spoke to reclamation of the former stump dump for recreation. He addressed citywide facilities' capital improvements project for FY09 and FY10. 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 the historic cemetery, Municipal Complex, indoor pool and the city's seawalls. He addressed the Municipal Complex boiler replacement, Market Square handicap ramp reconstruction and the Maple Haven storm water drain system.

Alan Brady, Communications Supervisor spoke to updating the Television Studio and upgrading/replacement of City Hall, Police and Fire Departments, Public Works and Recreation Center technology needs. City Manager Bohenko stated that he would like to put this item in the budget as rolling stock.

Steve Parkinson, Director of Public Works reviewed the public transportation project to increase service frequencies and improvement to Citywide transit infrastructures such as bus shelters, benches, bike racks, and waste receptacles. He spoke to the Greater Portsmouth Transportation Management Association (GPTMA) and their goal to promote commuting alternatives to driving alone to work. He addressed the coast trolley replacement program consisting of replacing two trolleys each year starting October 2010. He discussed the free public parking/shared lot agreements, the Portwalk parking facility and the replacement of parking meters. He spoke to the citywide sidewalk reconstruction program and the City Complex pedestrian way from Mount Vernon Street. He spoke to the citywide tree replacement program.

Debbie Finnigan, Traffic Engineer discussed new sidewalks and shoulders for Peverly Hill Road, US Route 1 new sidewalk construction, citywide traffic signal upgrades and inventory, pedestrian signal upgrades. She spoke to the intersection/signals on Market Street Rail Road Crossing, Islington, Bartlett and Jewell Court realignment, Woodbury Avenue turning lanes and traffic operational improvements, and US Route 1/Constitution Avenue. She further spoke to funding for the replacement of various bridges throughout the city.

Cindy Hayden, Deputy City Manager reviewed the Ceres Street and Atlantic Heights Streetscape improvements.

Debbie Finnigan, Traffic Engineer reviewed the Elwyn Park neighborhood intersection traffic calming improvements, the Ocean Road upgrade/traffic calming, the Aldrich Road traffic safety improvements and the traffic modeling project. She spoke to the Wilson Road to Constitution Avenue US Rte 1 roadway reconstruction, Market Street interchange coordination project, Gateway improvements – Exit 7 and the roadway Master Plan studies.

Steve Parkinson, Director of Public Works spoke to the street paving, management and rehabilitation, the reconstruction of US 1 Bypass South, Lafayette Plaza to Traffic Circle Including Bridges 173/071, 183/087, 188/100 and 192/106, the reconstruction of US 1 Bypass North Traffic Circle to Sarah Long Bridge Including Bridges 211/114, 227/112, 205/116, the traffic circle replacement, Islington Street Streetscape improvements, New Roundabout – Corporate/International/Durham, Aviation Drive rehabilitation, Rochester Avenue rehabilitation, and International Drive rehabilitation.

Peter Rice, Water & Sewer Engineer reviewed the combined sewer overflow long term control plan (LTCP) – Contract 3 Miller Avenue, Contract 3A Miller Avenue Tributary, Contract 4 Spring Street trunk line, Contract 4A Spring Street Tributaries, Contract 5 Upper Lincoln Trunk line, Non-SRF eligible component and the State Street utility upgrades. He addressed the wide area radio meter reading system, wastewater treatment plant upgrades and the Mechanic Street pump station seawall.

David Allen, Deputy Public Works Director reviewed the water projects. He discussed the annual water line replacement program, water source augmentation, Maplewood Avenue waterline replacement, Madbury treatment plant upgrade, Osprey Landing and Hobbs Hill Landing water tank replacements, well station improvements, well upgrades, wide area radio meter reading system and the Little Harbor/Wild Rose Lane water lines.

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 09/10 figures. City Manager Bohenko passed out a revenue sheet which showed the FY09 Funding Summary of \$73.3 million showing the breakdown by General Fund, Bond/Lease, Federal/State, Other/Revenue and Private/Public Partnership and reviewed it with the Council.

Mayor Ferrini thanked the city staff for their presentation and opened the meeting to questions and discussion.

Councilor Spear spoke to page 45 – Fire Department Communications. He stated that these radios were paid for by Home Land Security, but then it says we need the critical links that allow us to get them to work. He said in the future when we get free stuff we should make sure it is really free. City Manager Bohenko stated that these radios would have had to be replaced anyway. Police Captain Irving stated that as part of the Home Land Security grant, they replaced all of the old radios including all the apparatuses, police cruisers and ambulances in the State. He stated that they also replaced all public radios, mobiles, phones that needed to be replaced anyway.

Councilor Spear spoke to page 53 – New Police Station Feasibility Study. He requested if this study along with looking into a new Police Station was also looking into ways to use old facility buildings. He asked how this also corresponds with page 55 – Training Room Upgrade and page 56 – Evidence room Expansion. City Manager Bohenko stated that we will have the consultant go through and look at whether we should move the facility. He said if the Council decides we should not move the facility, we will still need to identify those projects that will be needed if we stay at this facility. He said we try to use these types of projects in the out years as place holders and identifiers so that they don't get lost. He said if we should decide to move the Police Department then these items would come out.

Councilor Kennedy spoke to pages 130 and 133. She requested to know how come we are not doing the traffic modeling project before we try to fix all these roads and traffic patterns. Debbie Finnigan, Traffic Engineer stated that the traffic modeling project is a software package that will tell us if one street is closed where that traffic will go. She said that right now there is a regional traffic model completed, but it is not fine tuned for Portsmouth streets. She said this project will take the model that is already done and make it usable within Portsmouth. City Manager Bohenko stated that this is more for the Traffic & Safety Committee. He said 10 years ago the City did not have a Traffic Engineer and the city has become a lot more complex as it has grown. He said we are slowly building on to those models as another tool we can use for city management and street closings for events. Debbie Finnigan, Traffic Engineer stated that the Master Plan is to study where we do not want the trucks to go. She said the downtown circulation study is to determine how we can make that circulation better.

Councilor Kennedy requested if we are doing all these sewer improvements with the new plant in mind. Peter Rice, Water & Sewer Engineer stated that there are projects that need to be done. He stated that they are not wasted dollars as they are all areas that are currently having capacity issues and infrastructure integrity issues.

Councilor Dwyer spoke to page 52 – Station Three Replacement. She stated that this is estimated at \$1 million less than last year. She asked if this reflects accurate or something we are doing in Station 2. City Manager Bohenko stated that what we are going to do with Station 3 is to do a total design build. He stated that the Chief knows what is needed, what the square footage required is for the apparatus bay and the space required for the living quarters so instead of going with an architect, we are going to do a design build. Councilor Dwyer asked if there was any support for the PDA for the cost of the Fire Station. City Manager Bohenko stated that we will be working with them on looking for land that will be made available. He stated that the Fire Station itself would be the responsibility of the community. Councilor Pantelakos asked if the Council is pursuing with Senator Gregg for help with the Fire Station since it is on Pease and we will be serving the Pease area. City Manager Bohenko stated that we can pursue that avenue, but we have to remember that the municipal services fee that we collect is a tax. Councilor Dwyer stated that it was worth pursuing. City Manager Bohenko stated that they will probably say that we are getting taxes based on the Municipal Service fees, which would make us responsible for that local fire service and replacement of that facility. He further stated that we can certainly pursue it.

Councilor Dwyer spoke to page 60 – Elementary Schools Upgrade. She said that she would like to see planning for the Elementary and Middle Schools done at the same time. She asked if we will commence with the long range planning for looking at what we need for the

Elementary Schools this year. Dr. Lister stated that the Elementary Schools are projected to be look at after the Middle School is completed.

Councilor Dwyer spoke to page 83 – Indoor Pool Building Rehabilitation. She stated that this cost estimate is considerably more than last year. City Manager Bohenko stated because of the facility's age he wanted the Council to have full knowledge of what the total cost would be. He said there are projects that are absolutely necessary in the immediate future. He stated that the replacement of the roof panels would be about \$300,000 and the replacement of the gutters at about \$150,000 and a new liner at approximately \$40,000 are immediately necessary. He stated that there are other items that can be put off to out years.

Councilor Novelline Clayburgh spoke to page 76 – Reclamation of Former Stump Dump for Recreation and page 80 – Artificial Turf Athletic Fields. She asked if when we do the Middle School and get the 43% reimbursement for the project, which would include the athletic fields, these could be interwoven. City Manager Bohenko stated that the intent is to leverage whatever funds we have and to work with the Superintendent and Business Manager to make sure that however we do it that we do not violate the State law. He stated that we have to make sure that we have the link to the Middle School for those fields.

Councilor Novelline Clayburgh spoke to page 104 – Wayfinding System. She stated that this system looks really great.

Councilor Smith spoke to page 80 – Artificial Turf Athletic Fields. He requested what the difference would be between the maintenance costs for artificial turf vs. the way it is now. City Manager Bohenko stated that going to the artificial turf is more for the ability to use the fields during the rains. Steve Parkinson, Director of Public Works stated that the costs are minimal. He stated that there would be no grass to cut and the artificial turf does not get torn up during the rains. City Manager Bohenko said that we have the intent to do a cost benefit analysis. Stephen Bartlett, School Business Administrator stated that the estimated cost for cutting, seeding plus labor is approximately \$10,000.00. City Manager Bohenko stated that this does not include the cost of watering, fertilizing or replacement of sod. Stephen Bartlett, School Business Administrator stated that costs just for sod range about \$30,000.00. He also stated that you have to look at the irrigation that has to be replaced from time to time. Councilor Smith asked what the life expectancy of artificial turf is. Steve Parkinson, Director of Public Works stated that the artificial turf has a 20 year life expectancy. Councilor Kennedy said that some schools have had fund raisers by their Booster Clubs. She requested if there were any plans for that. Dr. Lister stated that there are not any firm plans, but we have talked about having some clubs involved in some fund raising activities to supplement this. Councilor Kennedy asked if there were any injuries related to artificial turf. Cindy Hayden, Deputy City Manager stated that they had heard that another school had some staph infections, but our Health Officer checked into it and they have had nothing that has been related to the artificial turf. She stated that this is something we would continue to research.

Councilor Reynolds spoke to page 44 – Mobile Command Post. He stated that he does not dispute that there is a need for this unit. He stated that other communities also have this need and requested if the cost could be shared. Police Captain Irving stated that this has been looked at. Chief LeClaire, Fire Department stated that this asset is long overdue, but grant money is getting less and less and harder to get.

Councilor Reynolds spoke to page 49 – Electronic Document Management System (EDMS) – Digital Archive System. He stated that due to the speed with which technology changes he asked if using a contract for service would be more cost effective. Police Captain Irving stated that the Police Department has met with companies and are researching all options. City Manager Bohenko stated that this is an out year project and we could do a contract. He stated that we are still in the research stage on this.

Councilor Reynolds spoke to page 58 –School Facilities Capital Improvements. He asked if we could link together the \$280,000.00 for the Dondero School roof replacement and the \$5 million in FY12 and FY14 for Little Harbour and Dondero. Dr. Lister stated that the roof needs to be replaced now. He said that in the big picture we are thinking about the whole infrastructure of the buildings down the road.

Councilor Reynolds stated that on the indoor pool we need to look to the Recreation Center and make a smart investment. He stated that the operating costs of this building far exceed its income. Assistant Mayor Blalock asked what the life span would be after spending \$1 million on repairs. He asked if we could spend this money better somewhere else. City Manager Bohenko stated that we could look at building a new structure to house activities together such as the Connie Bean Center and the pool. He stated that the Recreation Committee, the Recreation Department and the School Department need to get together to explore what we should do.

Councilor Smith spoke to page 53 – New Police Station Feasibility Study. He asked if this could be moved back a year as the Federal government is not even going to vacate that building until 2013-2014. City Manager Bohenko said that this should be brought up during the budget talks. Councilor Dwyer asked if the feasibility on page 70 was related to the Doble reuse study or are we talking about two different studies. City Manager Bohenko stated that the Council will have a better idea during budget talks to use this as a bargaining point. Police Captain Irving stated that the Police Department would like to see this in one year.

Councilor Smith spoke to page 66 – Playground Improvements. He requested if this item could be pushed out until after the Route 33 construction. Cindy Hayden, Deputy City Manager stated that we are scheduling in this year to start the planning for this project and will be looking at the changes on Route 33 improvement. City Manager Bohenko stated that another option would be to eliminate the park as a playground park and save the money.

Councilor Smith spoke to page 78 – Market Square Handicap Ramp Reconstruction. He requested if these ramps have to be completed in FY09. Steve Parkinson, Director of Public Works stated that there is an individual in the Governor's office who frequents Portsmouth. He stated that this individual is in a wheelchair and in navigating around Portsmouth she contacted him and asked him to meet with her. He stated that he observed the issues that she had with these ramps and he stated that he would not wait to replace them. He stated that sooner than later would be best.

Councilor Smith spoke to page 84 – Seawall Repairs and Improvements. He asked if this is an ongoing project. City Manager Bohenko stated that we never looked at this before. Steve Parkinson, Director of Public Works stated that this is the beginning of a replacement of

seawalls throughout the waterfront and the city. He said that this is not an ongoing project presently, but there are so many of these walls that we are finding it could become ongoing.

Councilor Novelline Clayburgh spoke to page 101 – Portwalk Parking Facility. She requested if this final amount is including the additional parking level. City Manager Bohenko stated that it does include the additional parking level. He stated that the \$12.5 million is the cities share.

Councilor Novelline Clayburgh asked where the TV Studio would be located. City Manager Bohenko stated that we presently do not have one. He stated that there is a proposal for one. He said the Cable Commission is looking at and doing ascertainment hearings trying to determine if the community wants to have a public access channel. Councilor Kennedy stated that the High School has a nice TV Studio and requested if we could work together on this. City Manager Bohenko stated that the Commission has already visited the studio and there is certain equipment that is going to be required whether we use the high school or not. Councilor Spear asked if Direct TV users pay the tax and do they get the government channel. City Manager Bohenko stated that Direct TV users do not get the government channel. Councilor Kennedy asked why we aren't getting the fees from the cable channels. City Manager Bohenko stated that we have very limited negotiating positions due to the laws. He stated that we are looking into additional channel space for public access. Alan Brady, Communications Supervisor stated that we are looking into educational and public channels.

Councilor Dwyer spoke to page 142 – Islington Street Streetscape Improvements. She requested what it means by on-going in place of funding amounts. City Manager Bohenko stated that we really don't have any numbers yet and we list on-going in order to keep the line item open. Councilor Dwyer asked if this plan is up to date with the State's Transportation plan. Debbie Finnigan, Traffic Engineer stated that it is.

Councilor Pantelakos asked if we are doing bridges. Steve Parkinson, Director of Public Works said that State funding is to the point that the State has pulled back to only repairing bridges.

Councilor Spear spoke to page 67 – Implementation of Peirce Island Master Plan. He passed out a map of Peirce Island with changes and updates he would like to see added to the Peirce Island Master Plan. City Manager Bohenko stated that this should have been put into the CIP for next year as part of the planning process.

Councilor Spear spoke to page 96 – COAST Route 2 – Portsmouth to Dover, Somersworth and Rochester – Increase Service Frequencies on Woodbury Avenue and Market St. Extension. He asked what we are spending this money on. Steve Parkinson, Director of Public Works said that the city is not spending any money on this. He stated that it is to improve the frequency on their runs for Dover and Portsmouth. Councilor Spear asked how this works into our CIP and why it is not in the operating plan. City Manager Bohenko stated that this is an information identifier and is for information as it relates to the mass transportation system we have in the city as a whole.

Councilor Kennedy asked if there is a way that a priority list for roadways and bridge repairs could be given to the Councilors. City Manager Bohenko stated that we have a roadway management plan. Councilor Kennedy requested a list of FY09 priorities. Steve Parkinson,

Director of Public Works stated that 12-13 years ago a program was set up for street repairs. He stated that every year we evaluate 25% of our streets and their conditions to keep the program updated. He said that is how we prioritize our pavement management along with our water and sewer projects so that we are in there at the same time. The bridges are set up by getting into a cue with the State for State funding. City Manager Bohenko said that many of our street repairs are leveraged with federal dollars. He said to make a priority list; we would have to be careful because what might be the least priority may have large federal funding that we would lose if we pushed it back.

Councilor Spear asked if the modern brick sidewalks are holding up as good as concrete. Steve Parkinson, Director of Public stated that they are holding up very well. He stated that we have not had any issues. City Manager Bohenko stated that they are using the brick only in the Historic area and concrete everywhere else.

Mayor Ferrini thanked the staff for the presentations.

V. Adjournment

At 8:55 p.m. Mayor Ferrini closed the meeting.

Respectfully submitted by:

Dianne M. Kirby, Deputy City Clerk